

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF TRANSPORTATION

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d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director, PPSA *JS*
District Department of Transportation

DATE: November 12, 2013

SUBJECT: BZA Case No. 18657 – 903, 905, and 907 Florida Avenue, N.E.
(Square 931N, Lots 802, 803 and 804)

APPLICATION

Pursuant to Title 11 DCMR §§3103.2, the Applicant seeks a variance from the lot area requirements (§401) and a variance from the off-street parking requirements (§§2101.1) to allow the subdivision and construction of two flats in the R-4 District at 903, 905, and 907 Florida Avenue, N.E. (Square 931N, Lots 802, 803 and 804)

RECOMMENDATION IN BRIEF

DDOT has reviewed the Applicant's request and determined, based on the information provided, the proposal will have no adverse impacts on the travel conditions of the District's transportation network. The project has the potential to create more vehicle, transit, pedestrian and bicycle trips and may generate minor impacts to on-street parking.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18657
EXHIBIT NO. 24
District Department of Transportation | 55 M Street, SE, Suite 400, Washington, DC 20003
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Board of Zoning Adjustment
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conditions in the area. Vehicle parking demand may increase slightly as a result of the project, resulting in a higher level of parking utilization in the immediate area. Despite this minor potential impact, DDOT has no objection to the approval of the requested variance and special exception.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. If any portion of the project has elements in the public space, the Applicant may be required to pursue a public space permit through DDOT's permitting process. Guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

SZ:lb