

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

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

DATE: November 12, 2013

SUBJECT: BZA Case No. 18660 – 1628 11th Street, N.W. (Square 309, Lot 51)

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APPLICATION

Pursuant to Title 11 DCMR §§3104.1 and §§3103.2 the Applicant seeks a variance from the compact parking space requirements (§2115), a variance from the parking space accessibility and drive aisle width requirements (§2117), a variance from the side yard requirements (§§775.7), a variance from the nonconforming structure requirements (§§2001.3), and a special exception from the roof structure requirements (§411 and §777), to allow an addition to, and renovation of, an existing building for residential use in the C-2-A District at premises 1628-1632 11th Street, N.W. (Square 309, Lot 51)

The Applicant seeks to convert an existing 2-story office building to residential use including the construction of a 2-story addition on top of the existing structure. The existing building has two below-grade levels and the upper level will be converted to tenant use with the lower level containing parking and building storage. The project will contain a total of 33 dwelling units, 21 vehicle parking spaces and 15 bicycle parking spaces. No loading or service delivery spaces are required.

RECOMMENDATION IN BRIEF

District Department of Transportation | 55 M Street, SE, Suite 400, Washington, DC 20003 | 202.673.6813 | ddot.dc.gov

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18660
EXHIBIT NO. 26
Board of Zoning Adjustment
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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 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 variances 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