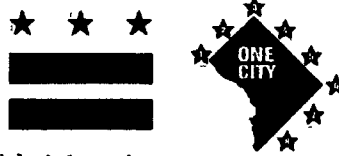


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

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

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18667
EXHIBIT NO. 25

RECEIVED
D.C. OFFICE OF ZONING
2013 NOV 26 PM 2:37

DATE: November 26, 2013

SUBJECT: BZA Case No. 18667 – 45 Franklin Street, N.E. (Square 3500, Lot 124)

APPLICATION

Pursuant to Title 11 DCMR §§3103.2 the Applicant seeks a variance from the use provisions for a dental office in the R-3 District at premises 45 Franklin Street, N.E. (Square 3500, Lot 124)

RECOMMENDATION IN BRIEF

The Applicant identified a total of five accessory parking spaces for patron use at the rear of the property accessed by a 16 ft. wide public alley. DDOT staff conducted a site visit, reviewed permit records, and determined that a portion of the parking area or three of the five parking spaces are located in public space. The use of the public parking area for accessory vehicle parking requires review and approval by the Public Space Committee and public space permits from DDOT.

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 generate minor impacts

to on-street parking utilization. Vehicle parking demand may increase slightly as a result of the project, resulting in a higher level of parking utilization in the immediate area. However the office use is less than 2,000 SF and is not required to provide accessory parking spaces and any off-street parking provided by the Applicant will help alleviate on-street parking impacts. Despite this minor potential impact, DDOT has no objection to the approval of the variance.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. For the portions of the project with elements in the public space, including the accessory parking spaces, 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