

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

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2013 DEC -5 AM 8:47

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe
District Department of Transportation (DDOT)

DATE: December 4, 2013

SUBJECT: BZA Case 18672 – 3500 14th Street, N.W. – Cavalier Apartments LP
(Square 2688, Lot 0043)

APPLICATION

The Applicant, Cavalier Apartments, pursuant to 11 DCMR § 3104, seeks a special exception for a change of nonconforming use under subsection 2003.1, and a special exception from the parking requirements under subsection 2120.6, to allow a retail variety and grocery store on the ground floor of an existing apartment building in the R-5-E District at premises 3500 14th Street, N.W. (Square 2688, Lot 43), Subject Property. The Subject Property, also known as the Cavalier Building is designated and a D.C. Historic Landmark and is also listed in the National Register of Historic Places.

DEVELOPMENT PROGRAM

The Cavalier Building currently maintains the Hubert Place Apartments which consists of two hundred-thirty (230) apartment homes and three active ground floor commercial spaces. The requested relief would allow for the change of a nonconforming commercial use on the ground floor to a retail variety and grocery store use and would eliminate the parking requirement associated with the requested change of use. The Subject Property maintains six (6) on-site parking spaces which would remain per the Applicant's requested relief. The commercial space located on the southwest corner of the building is approximately 3,570 sf. and would be improved from a previously vacant office space to the variety retail and grocery store use which would serve building tenants and the surrounding neighborhood.

The site maintains one curb-cut on Otis Street which provides vehicular access to the on-site parking spaces, trash pick-up and loading area all of which are located at rear of the building. The proposed variety retail and grocery store establishment would maintain street frontage on both 14th Street, N.W. and Oak Street, NW.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18672

EXHIBIT NO. 29

TRANSIT

The Subject Property is located within ½ mile of two Metrorail stations, Georgia Avenue-Petworth Station to the west and Columbia Heights Station to the north. The site is also directly served by Metrobus Routes 52, 53, and 54, all which generally operate within 10 minute headways or less all day. However, the vast majority of patrons of the proposed grocery store will be generated by residents of the Hubbard Place Apartments and the surrounding neighborhood, and as such most trips to the site will likely be made by walking or bicycling.

LOADING

The Subject Property does not provide on-site loading facilities. The Applicant anticipates that the retail and grocery store establishment will receive approximately 3 to 4 deliveries per week. DDOT is not likely to support reserved curbside space along 14th Street, NW for loading purposes. The Applicant has indicated that loading activities will likely occur from Oak Street, NW where two unrestricted parking spaces currently exist. If this is pursued the Applicant will be required to submit a formal request for curbside loading zone restrictions which will be reviewed by DDOT during the public space permitting process. Double parking on any of the streets bordering the site is illegal and will not be permitted for the purpose of loading and unloading.

RECOMMENDATION

Based on a thorough review of the information provided, DDOT has determined that the proposed action will have no adverse impacts on the travel conditions of the District's transportation network. DDOT does not object to the approval of the requested relief, however, the proposed retail and grocery store use within the Hubbard Place Apartment building will lead to modest increases in vehicular, transit, pedestrian, and bicycle trips in the area. To help mitigate any potential transportation impacts that could result from increased trips to the site, the Applicant has agreed to provide a minimum of two (2) short term bicycle racks that meet DDOT standards. As such DDOT does not object to the approval of the requested zoning relief provided:

A minimum of two (2) short-term inverted U bicycle racks are installed and accessible to the general public.

DDOT requests that the aforementioned bike parking requirement be included as a condition of approval of the requested special exceptions.

PUBLIC REALM

This review pertains only to zoning issues and does not consider potential impacts to the District's public space. DDOT's lack of objection to the requested special exceptions should not be viewed as approval of public space elements. 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. In accordance with District policy and practice, any substantial development or renovation is expected to rehabilitate streetscape infrastructure between the curb and the property lines. This includes curb & gutter, street trees and landscaping, street lights, sidewalks, and other appropriate features within the public rights of way bordering the site. General guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

SZ:fe



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 150 – MOTION / REQUEST

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.: BZA 18672

Motion/Request of: ☐ Applicant ☐ Petitioner ☐ Appellant ☐ Party ☐ Intervenor ☒ Other DDOT/AGENCY

Motion/Request to:

- | | |
|--|---|
| ☐ Amend the Relief Sought
☐ Waive Posting / Affidavit of Posting Requirement
☐ Waive Notice Requirement to Shorten Period of Time Case is Advertised in the DC Register
☐ Accept a Proffered Expert Witness
☐ Allow Non-Authorized Representative to Perform Cross-Examination
☒ Reopen the Record | ☐ Reopen a Hearing (before decision)
☐ Dismiss on the Merits
☐ Postpone
☐ Continue
☐ Correct a Transcript
☒ Waive the following Time Deadline (i.e. 14-day filing deadline):

☒ Other: Waive the 7-day filing deadline |
|--|---|

Points and Authorities:

On a separate sheet of 8 1/2" x 11" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion or request, including relevant references to the Zoning Regulations or Map.

CERTIFICATE OF SERVICE

I hereby certify that on this 04 day of December, 2013

I served a copy of the foregoing Motion or Request to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of

Planning in the above-referenced ZC or BZA case via: ☐ Mailed letter ☐ Hand delivery ☒ E-Mail ☐ Other

Signature:

Print Name: Fleming A. El-Amin II

Firm/Organization: DDOT

Address: 55 M Street, SE

Phone No.: 202-741-5835

E-Mail: fleming.el-amin@dc.gov

To be notified of hearing and decision: (Maker of Motion/Request or Authorized Agent)

In the event an authorized agent files a Motion or Request on behalf of the Maker of the Motion or Request, a letter signed by the Maker of the Motion or Request authorizing the agent to act on his/her behalf shall accompany the notice of application, petition, or appeal.

Print Name:

Address:

Phone No.:

E-Mail: