

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION**



d. Policy, Planning and Sustainability Administration

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MEMORANDUM

TO: District of Columbia, Board of Zoning Adjustment

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

DATE: December 3, 2013

SUBJECT: DDOT Review of BZA Case #18675, 1617-1619 19th Street, NW

APPLICATION

The Applicant, 1617-1619 19th Street, NW requests a variance under 11 DCMR §3103.2 from the floor area ratio (FAR) limit (§§402.4), lot occupancy requirements (§§403.2), minimum rear yard requirements (§§404.1), closed court width and area requirements (§§406.1), and to increase the existing nonconforming aspects of the building (§§2001.3) to add a two-story carriage house garage addition for each of the two lots connecting to each of the main row house.

RECOMMENDATION

DDOT has reviewed the Applicant's request and determined that, based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District's transportation network. An approved project may lead to more vehicular, transit, pedestrian, and bicycle trips. However, DDOT does not foresee additional impacts to the network. Thus, DDOT has no objection to approval of the requested variance.

The project has the potential to generate minor impact to on-street parking conditions in the area if the carriage houses are converted to separate accessory buildings. Vehicle parking demand may increase slightly as a result of such a conversion, inducing a higher level of parking utilization in the immediate area. Should the parking utilization need to be addressed, DDOT may employ policy tools to mitigate the impact. Despite the minor potential impact, which will only result with a conversion to accessory dwelling units, DDOT has no objection to the approval of the request area variance.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the zoning variance 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. The Applicant may refer to the DC Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in the Public Realm Design Manual.

SZ|ei

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. 18675
EXHIBIT NO. 27
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