

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

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MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18686

EXHIBIT NO. 28

DATE: December 31, 2013

SUBJECT: BZA Case No. 18686 - 2001 Lawrence Avenue, N.E. (Square 4106, Lot 144)

APPLICATION

Pursuant to Title 11 DCMR §§3104.1 Ajaib Toor (the Applicant) seeks a special exception from the off-street parking requirements under §§2101.1 to allow an auto repair garage in the LO/C-M-1 District at premises 2001 Lawrence Avenue, N.E. (Square 4106, Lot 144)

The subject site is unimproved and used as an auto-repair storage lot. The area is zoned for industrial uses and the proposed auto repair shop is compatible with other uses in the community that are comprised of auto repair shops and a large construction materials recycling center. The Applicant seeks approval to provide only 5 of the required 12 accessory parking spaces.

RECOMMENDATION IN BRIEF

DDOT has reviewed the application and materials and has concerns with the requested special exception. The immediate area has on-street parking issues and the five accessory parking spaces provided may not adequately serve its customers and employees. In addition, the proposal includes two large non-standard curb-cuts on an unimproved segment of Lawrence

Avenue to access the service bays and the five accessory parking spaces identified on the submitted site plans. The roadway is inaccessible to the public due to a gated fence along Edwin Street.

Public Space Committee (PSC) is required for the two proposed curb-cuts. DDOT recommends the Applicant seek PSC approval for the proposed curb-cuts, access from the unimproved portion of Lawrence Avenue and possible use of the unimproved roadway for additional parking spaces.

PARKING ANALYSIS

DDOT staff conducted several site visits of the area and observed the operations of the large number of auto repair shops in the immediate area along Edwin Street and Lawrence Avenue. DDOT recently installed "No parking or Standing Either Side of the Roadway" signage on Lawrence Avenue and Edwin Street and no on-street parking is allowed in the area. The vehicles observed in the pictures are parking illegally. DDOT is concerned that the existing auto repair facilities do not provide adequate vehicle parking on private property and are using public space as informal vehicle storage areas.



View of site from Lawrence Avenue facing south with



Edwin Street in front of project site facing west

Vehicles were observed parking in the public ROW of the unimproved segment of Lawrence Avenue adjacent to the project site. The use of public space for commercial vehicle parking requires the approval of the Public Space Committee and a public space permit issued by DDOT. The area provides an opportunity for the Applicant to provide additional vehicle parking spaces for staff and patrons. DDOT recommends the Applicant seek approval from the Public Space Committee to allow

vehicle parking on the unimproved section of Lawrence Avenue.

The project has the potential to generate impacts to on-street parking utilization and vehicle parking demand may increase as a result of the project. On-street parking is not allowed in the immediate area. The Applicant needs to obtain approval for their site access, which will require public space improvements to Lawrence Avenue and for any additional vehicle parking on the unimproved roadway.

For the portions of the project with elements in the public space the Applicant is 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 guidance on the treatment of public space. A summary can be found in DDOT's Public Realm Manual. Please note DDOT reserves the right to approve, deny or modify the conditions of applicable public space permits.

SZ:lb