

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



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe
Associate Director

JS

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 18690

EXHIBIT NO. 25

DATE: January 7, 2014

SUBJECT: BZA Case 18690 – 606 Florida Avenue, NW (Square 441, Lot 838)

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APPLICATION

The Applicant, Rito Loco, pursuant to 11 DCMR § 3104.1, seeks a special exception for a fast food restaurant under section 733, in the C-2-A District at premises 606 Florida Avenue, N.W (Square 441, Lot 838), Subject Property

The Applicant proposes to renovate an 821 square foot barber shop establishment into a carry-out restaurant on the Subject Property with interior seating for up to 20 patrons. The site maintains no onsite parking. Operation of the proposed restaurant will likely involve frequent in-store pick-ups and occasional deliveries of prepared food typically during afternoon and evening hours.

SITE ACCESS AND LOADING

The site is accessible via Florida Avenue and by a public alley located at the rear of the building. Florida Avenue is a Principal Arterial in District's transportation network and is heavily utilized by motorists, pedestrians, cyclists, and transit patrons. WMATA bus routes 90/92 and X3 provide service along Florida Avenue in the vicinity of the site and a bus stop is located directly adjacent to the Subject Property. No parking or loading is permitted along Florida Avenue, NW.

RECOMMENDATION

DDOT has reviewed the Applicant's request and determined that based on the information provided, that this project may lead to marginal increases in vehicular, pedestrian, and bicycle trips in the vicinity of this property. However, based on a thorough review of the information provided, DDOT has determined that the requested zoning relief will not likely have a significant impact on the travel conditions of the District's transportation network. However, loading operations of the

restaurant could impact traffic in this area if these functions impede traffic flow along Florida Avenue, NW or in the public alley. As such, DDOT's support of the requested special exception is subject to the following conditions:

1. All deliveries, loading, and garbage pick-up shall occur at the rear of the building from the public alley.
- 2 Business operations of the site shall not block vehicular access to any portion of the public alley

DDOT's lack of objection to the zoning special exception should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

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