

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



1. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe 
Associate Director

DATE: January 10, 2014

SUBJECT: BZA Case 18694 – 1362 H Street, NE (Square 1026, Lot 69)

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18694
EXHIBIT NO. 24

APPLICATION

The Applicant, 1362 H Street, NE LLC, pursuant to 11 DCMR § 3103.2, seeks a variance from the floor area ratio requirements under section 771, to allow an addition to an existing building for a sports bar and lounge in the HS-A/C-2-A District at premises 1362 H Street, N.E. (Square 1026, Lot 69), Subject Property

The Applicant proposes to renovate an existing vacant commercial building into a sports bar and lounge. The existing 2-story building is approximately 1,836 sf. and the proposed renovations would add a rooftop terrace and increase the building floor area to 2,160 sf. The site maintains no onsite parking or loading facilities.

SITE ACCESS AND LOADING

The site is accessible via H Street and by an alley located at the rear of the building. H Street is a Principal Arterial and high capacity transit corridor in the District's transportation network that is heavily utilized by motorists, pedestrians, cyclists, and transit patrons. The subject property is directly adjacent to the H Street/Benning Road Streetcar Line. This streetcar line is constructed and is expected to begin service this year. Neither the renovation of the building or its business operations shall interfere with streetcar operations at any time. DDOT is not likely to support reserved curb space or designated loading zones along H Street in the vicinity of this site.

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 bar and lounge establishment could impact traffic in this area if these functions impede traffic flow along H Street, NE or in the public alley. As such, DDOT's support of the requested variance is subject to the following conditions:

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

DDOT's lack of objection to the zoning variance 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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