

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: Sam Zimbabwe
Associate Director

A handwritten signature in black ink, appearing to be "SZ", written over the name "Sam Zimbabwe".

DATE: May 6, 2014

SUBJECT: BZA Case No. 18752 – 2330 Wisconsin Avenue, N.W. (Square 1300, Lot 815)

APPLICATION

Pursuant to Title 11 DCMR §§3104.1 Robert M. Holland (the Applicant) seeks a special exception under §214 to continue to operate an accessory parking lot in the NOPD/D/C-2-A and NOPD/R-3 District at premises 2330 Wisconsin Avenue, N.W. (Square 1300, Lot 815)

SUMMARY

The site is improved with a one-story commercial building with frontage along the western side Wisconsin Avenue and the subject surface parking lot located at the rear accessed by 37th Street, N.W that serves the retail establishment within the building. The parking lot has served the retail establishments in the area since 1941. The use as an accessory parking lot was first approved as a special exception by the Board of Zoning Adjustment (BZA) in 1975 for a period of 15 years in BZA Order No. 11983 and the most recent renewal was in 1999 for a period of 15 years in BZA Order No. 16480.

DDOT conducted a site visit on April 29, 2014. The parking lot was well maintained and free of trash and debris. The parking spaces were striped and included wheel stops and signage. The parking surface, perimeter fencing, lighting and landscaping were in good condition.

RECOMMENDATION

DDOT has reviewed the Applicant's request and determined, based on the information provided, the continued use of the parking lot will have negligible impacts on the travel conditions of the District's transportation network. The area has a high demand for on-street parking spaces and the continued use of the parking lot will minimize on-street parking demand in the area. DDOT has no objection to the approval of the requested special exception.

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 special exception 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 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.

SZ:lb