

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: DC Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18759

EXHIBIT NO. 24

DATE: May 12, 2014

SUBJECT: BZA Case No 18759 – 1328 Montello Avenue, N E (Square 4064, Lots 32-34)

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APPLICATION

Pursuant to Title 11 DCMR §§3103.2 I.S. Enterprises Inc. D. (the Applicant) seeks a variance from the lot area requirements under §§401.3 and §§401.11 to convert an existing one-family dwelling into a new eight (8) unit apartment building in the R-4 District at premises 1328 Montello Avenue, N.E. (Square 4064, Lots 32- 34)

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. The proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, 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 this minor potential impact, DDOT has no objection to the approval of the requested 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 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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