

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 

DATE: June 10, 2014

SUBJECT: BZA Case No. 18778, 1711 Florida Ave NW

APPLICATION

Application of KJ Florida Avenue Property, LLC (the Applicant), pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the loading requirements (section 2201.1) and special exception relief from the height requirements (section 1402.1) and the roof structure requirements (sections 411 and 770.6), to allow the construction of a new multiple-unit residential building in the RC/C-2-B District at 1711 Florida Avenue, N.W. (Square 2562, Lot 95).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined that, based on the information provided, the requested variance from loading requirements to provide one 30-foot loading dock in lieu of the required 55-foot loading dock will have no adverse impacts on the travel conditions of the District's transportation network. A 30-foot loading berth is likely sufficient to accommodate move-in/move-out truck activities associated with the proposed residential unit size mix. In the rare event that larger trucks must service the site, Emergency No Parking signs are available from DDOT to reserve a loading area along the curbside. Additionally, the requested loading relief is consistent with other loading-related relief requests throughout the District.

The Applicant provided truck turning diagrams showing that the proposed loading layout accommodates front-in/front-out movements, in keeping with DDOT's Design and Engineering Manual (31.2.3.2).

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Site access for vehicle parking and loading is proposed to be from a single curb cut on Florida Avenue. The curb cut will be reviewed during DDOT's public space permitting process. Final design, including mitigations for minimizing operational and safety impacts, will be determined at that time.

In accordance with District policy and practice, any substantial new building development or renovation is expected to rehabilitate streetscape infrastructure between the curb and the property lines. This includes curb and gutter, street trees and landscaping, street lights, sidewalks, and other appropriate features within the public rights of way bordering the site. DDOT expects all curb cuts along Champlain Street NW to be closed. Final design of the public space will be addressed during the public space 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.

SZ:jr