

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

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

DATE: June 10, 2014

SUBJECT: BZA Case No. 18780 – 2709 N Street, N.W. (Square 1236, Lot 803)

APPLICATION

Pursuant to Title 11 DCMR §§3103.2 Alexander Memorial Church (the Applicant) seeks variances from the lot area (§§401.3), rear yard (§404) and side yard (§405) requirements to convert a church into two one-family dwellings in the R-3 District at premises 2709 N Street, N.W. (Square 1236, Lot 803)

RECOMMENDATION

DDOT has reviewed the Applicant's request and determined, based on the information provided, the proposal will have no adverse impacts on the travel conditions of the District's transportation network. 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, resulting in 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 variances.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. If any portion of the project has elements in the public space, the Applicant may be required to pursue a public space permit through DDOT's permitting process. Guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

SZ:lb