

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 'fz', is written over the printed name and title of Sam Zimbabwe.

DATE: June 13, 2014

SUBJECT: BZA Case No. 18784 – 3915 Fulton Street, N.W. (Square 1806, Lot 804)

APPLICATION

Pursuant to Title 11 DCMR §§3104.1 and §§3103.2 the Fulton Land Trust (the Applicant) seeks a variance from the lot occupancy requirements (§403) and a special exception under §353 to construct a new six (6) unit apartment house in the R-5-A District at premises 3915 Fulton Street, N.W. (Square 1806, Lot 804)

SUMMARY

The Applicant proposes to raze an existing single family dwelling on the site and replace it with a six (6) unit apartment building. The proposed new apartment building will provide a total of six (6) parking spaces meeting the Zoning Requirements of providing one parking space per dwelling unit in the R-5-A District as listed in §§20101.1

Per DDOT standards development projects that generate over 25 peak-hour trips require a Comprehensive Transportation Review (CTR). According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition (Land Use Code 220) the project is expected to generate less than four (4) peak-hour vehicular trips when a conservative rate of 0.51 during the AM peak hour and 0.62 for the PM peak-hour are applied. These projections do not trigger further analysis per DDOT's CTR guidelines.

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 variance and special exception.

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.

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