

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 *SZ*

DATE: July 1, 2014

SUBJECT: BZA Case No. 18790 - 2724 11th Street NW

APPLICATION

Jefferson-11th Street LLC (the "Applicant"), pursuant to 11 DCMR § 3103.2, seeks a variance from the lot area requirements under section 401, and a variance from the off-street parking requirements under subsection 2101.1, to add eleven (11) apartment units to the basement level of an existing 24 unit apartment building in the R-4 District at premises 2724 11th Street, N.W. (Square 2859, Lot 89).

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.

As noted in the application, the relief from providing the required four vehicle parking spaces is a contingency in case a proposed curb cut on Girard Street NW to access five surface parking spaces is not permitted. The proposed surface parking spaces are located in the area between the lot line and the building façade. While this would exceed the minimum number of spaces required by zoning, parking is prohibited in this area (11 DCMR § 2116.4). Accordingly, relief from this requirement would be needed.

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Although the subject application does not include a request for relief from 11 DCMR § 2116.4, DDOT would not support such a request because of objections related to the curb cut that would be necessary to access the non-compliant parking spaces. DDOT objects to a curb cut in this location since it would be out of character with the surrounding neighborhood and increase the amount of impervious surfaces in an area of the public right-of-way that is intended to be a landscaped extension of the District's parkland. DDOT's lack of objection to the parking variance should not be viewed as an approval of the curb cut or any other elements in public space that require 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.

SZ:jr