

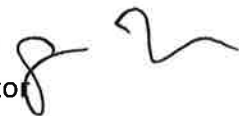
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Sam Zimbabwe 
Associate Director

DATE: July 15, 2014

SUBJECT: BZA Case No. 18800 – 633 Park Road NW

APPLICATION

633 Park, Inc. (the “Applicant”), pursuant to 11 DCMR § 3103.2, seeks variances from the lot area requirements (subsection 401.3), court requirements (section 406), and nonconforming structures provisions (subsection 2001.3) to allow the conversion of a church into a 26 unit apartment building and to construct an addition in an R-4 District at premises 625 Park Road, NW. (Square 3038, Lot 97).

RECOMMENDATION

The District Department of Transportation (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 an insignificant increases in vehicular, transit, pedestrian, and bicycle trips.

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 parking variance.

The subject property is located on a block that is not currently in the Residential Permit Parking (RPP) program. Residents of the block are eligible to apply to DDOT for RPP designation. The block is generally consistent with the eligibility requirements for the RPP program.

Board of Zoning Adjustment
District of Columbia

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 special exception 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.

SZ:jr