

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: DC Board of Zoning Adjustment

FROM: Samuel Zimbabwe
Associate Director, PPSA 

DATE: July 15, 2014

SUBJECT: BZA Case No. 18802 – 1727 Massachusetts Avenue, N.W.
(Square 157, Lot 95 and 96)

APPLICATION

Pursuant to Title 11 DCMR §§3104.1 Newletterman Associates LLC (the Applicant) seeks a special exception to allow an office use under §508 in the DC/SP-2 District at premises 1727 Massachusetts Avenue, N.W. (Square 157, Lot 95 and 96)

The proposed office use would occupy Unit C-10 in the cellar of the existing 8-story apartment house. The cellar level supports the residential units above and contains mechanical rooms, storage areas, maintenance rooms and a bicycle room. The office use would occupy a vacant room previously used as janitorial space. Off-street vehicular parking spaces are required for office uses exceeding 2,000 SF in the subject District. The proposed office has a total area of 817 SF and additional accessory parking spaces are not required.

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 special exception.

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.

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