

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

DATE: September 2, 2014

SUBJECT: BZA Case No. 18813 – 1301 Pennsylvania Avenue, S.E. (Square 1045, Lot 139)

Pursuant to 11 DCMR §§3103.2, Jemal's Holland LLC (the Applicant) seeks a variance from the floor area ratio requirements under subsection §§771.2, to allow the renovation and expansion of an existing office/retail building in the C-2-A District at premises 1301 Pennsylvania Avenue, S.E. (Square 1045, Lot 139, formerly Lot 821)

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.

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 variance should not be viewed as an approval of public space elements. For the portions of the project with elements in the public

space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The proposed reuse of an existing driveway curb-cut will require approval by the Public Space Committee. In addition, the Applicant is expected to upgrade the streetscape abutting the project site to current standards. 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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