

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Lloyd Jordan
Chairperson, Board of Zoning Adjustment

FROM: Samuel Zimbabwe 
Associate Director

DATE: September 11, 2014

SUBJECT: BZA Case No. 18821 - Jemal's Hecht's LLC and Petco Animal Supplies Stores, Inc. – 1401 New York Avenue NE

APPLICATION

Jemal's Hecht's LLC and Petco Animal Supplies Stores, Inc. ("Petco") (collectively, the "Applicant") seek pursuant to 11 DCMR § 3104.1, for special exceptions for animal boarding, pet grooming and pet store under sections 802.21, 802.25, and 802.26, in the C-M-3 District, at premises 1401 New York Avenue, N.E. (Square 4037, Lot 804).

RECOMMENDATION

DDOT has reviewed the Applicant's request and determined that, based on the information provided; the proposed special exceptions will not adversely impact the travel conditions of the District's transportation network. The overall transportation impacts of the entire property at 1401 New York Ave NW, which included the 1,067 space garage and approximately 49,000 SF of retail was evaluated during the Zoning Commission Case No. 14-01 approval process, where impacts and mitigations were identified and agreed upon. The proposed Petco uses will not alter previously identified trip generation rates for this location.

The proposed Petco is expected to have high volume of deliveries and the building has limited loading space to be shared by all tenants, which has the potential to generate loading conflicts with the adjacent grocery store tenant. DDOT requests that a loading dock manager be identified to schedule and coordinate the use of the loading facilities among building tenants. No loading shall occur on New York Avenue at any time. DDOT has no objection to the approval of the requested special exceptions, with the condition that a loading management plan be implemented in order to reduce tenant loading conflicts.

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 exceptions should not be viewed as approval

of any public space elements. If any portion of the project has elements in the public space, 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. Guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

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