

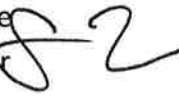
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe
Associate Director 

DATE: October 17, 2014

SUBJECT: BZA Case 18806 – 429 12th Street, SE REAR

APPLICATION

Karl B. and Julie C. Moeller (the “Applicant”) requests a variance from DCMR 11 Sections 2507.1 and 2507.2 for the conversion, alteration, restoration, repair and use of a one-story structure for human habitation as a two-family dwelling on an alley lot and for alley access to the street which is not at least 30 feet in width in the R-4 District located at 429 12th Street, SE, REAR (Square 992, Lot 818).

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.

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. 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

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Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

SZ:ei