

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: October 10, 2014

SUBJECT: BZA Case No. 18838 – 2737 Sherman Avenue, N.W. (Square 2885, Lot 100)

APPLICATION

Pursuant to Title 11 DCMR §§3103.2 Sherman Ave NW LLC and Gwendolyn Rucker (the Applicants) seek a variance from the use provision under §§330.4 to allow restaurant in the R-4 District at premises 2737 Sherman Avenue, N.W. (Square 2885, Lot 100)

OVERVIEW

The Applicant seeks approval to establish a restaurant on the subject site located on the southeast corner of the intersection of Sherman Avenue and Girard Street. The site is improved with a vacant 2-story building previously occupied by a neighborhood serving grocery store. The Applicant seeks to convert the building for a restaurant use with the first and second floor reserved for seating. The basement level will contain the kitchen, a food preparation area and storage space. The restaurant will contain 28 seats in the first floor level and the Applicant will seek approval in the future for an outdoor café in the public space on Sherman Avenue with a total of 20 seats. The Applicant submitted a second-story floor-plan on October 3, 201 that does not identify any seats, furniture or improvements to accommodate patron seating. The restaurant has been approved for an ABC license for the sale of alcohol.

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LOADING

The subject Lot lacks alley access or exterior space to accommodate a trash dumpster on private property and the project will not provide an off-street loading berth or service delivery space. The Applicant plans to store refuse and recycling materials inside the building with materials collected between 10 AM and 3 PM. Loading deliveries are expected only once per month between the hours of 9 AM and 5 PM. DDOT expects more than one delivery per month for restaurants operating 7 days a week serving alcoholic beverages. Restaurants require supplies including fresh produce, paper products, packaging material linens, beer/wine delivery, etc.



View of the project site and Sherman Avenue facing southbound

There are no loading zones in the vicinity of the site and the existing curb space along Sherman Avenue and Girard Street has RPP restricted parking. DDOT recommends the applicant develop a loading management plan (LMP) including information on delivery days, times, locations and restrictions and coordinate with DDOT on preferred loading locations in the vicinity, if applicable.

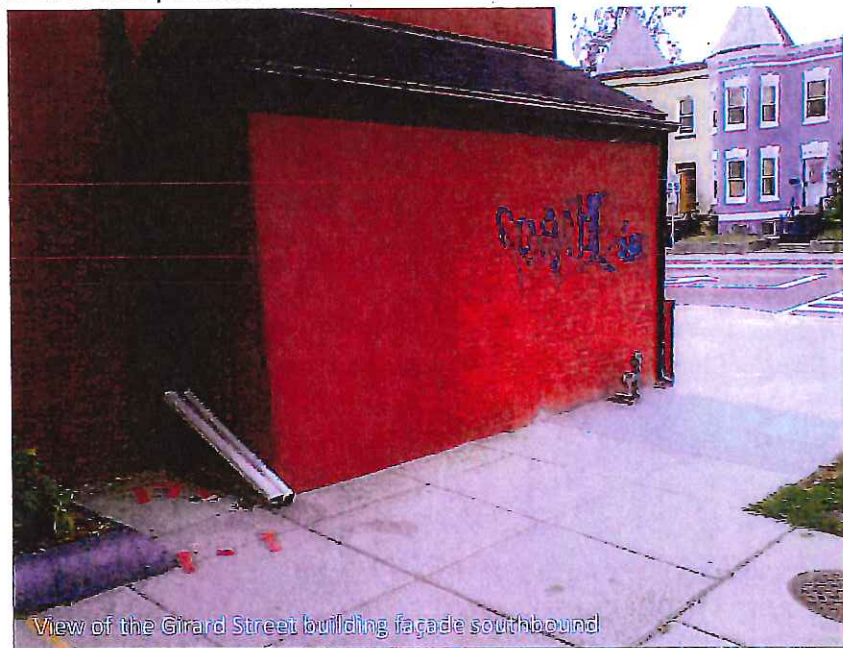
PARKING

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. The Applicant should coordinate with DDOT to determine if a curb-side loading zone is appropriate in the general vicinity of the site which may require the removal of existing curb-side parking spaces.

PUBLIC SPACE

DDOT conducted a site visit on October 10, 2014. The existing streetscape abutting the site is in good condition and the roadway on Sherman Avenue was recently reconstructed by DDOT. The existing tree space in front of the site is empty and DDOT requests the Applicant plant a new tree in the space. The site is served by one bicycle rack on Sherman Avenue that can accommodate two bicycles. DDOT recommends the applicant install at least two additional bicycle racks in the area to serve staff and patrons.

The building has a gas meter connection on Girard Street that is located outside of the building wall and is a potential tripping hazard and should be either relocated inside the building or protected by a small utility shelter. Another minor concern is the existing roof gutters on the Girard Street façade empty onto the sidewalk as shown in the picture to the right. The



DDOT Design and Engineering Manual (§§33.11 Sidewalk - Chases) prohibits storm-water from concentrated points of discharge to flow over sidewalks and requires a connection to the storm manholes or other approved methods of DC Water.

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. Despite this minor potential impact, DDOT has no objection to the approval of the requested variance provided the Applicant complies with the following;

- Plant a new street tree in the empty tree box on Sherman Avenue;
- Install a minimum of two bicycle racks on Sherman Avenue;
- Redesign the roof gutter drain to eliminate storm-water from crossing the sidewalk;

- Remove the existing gas connection infrastructure on Girard Street or install a small protective shelter to reduce tripping hazards;
- Develop a loading management plan and;
- Coordinate with DDOT on preferred loading locations in the vicinity, if applicable.

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. 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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