


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:** Sam Zimbabwe  
Associate Director 

**DATE:** November 5, 2014

**SUBJECT:** BZA Case No. 18856 – 1514 Eighth Street N.W. (Square 397, Lots 830 and 831)

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**APPLICATION**

Pursuant to 11 DCMR §§3104.1, Lock 7 Development (the Applicant) seeks variances from the lot area (§401), nonconforming structures (§§2001.3), lot occupancy (§ 403), open court (§406) and compact parking space requirements (§§2115 and §§2101.1) to allow a multi-unit dwelling with three compact parking spaces in an R-4 District at 1514 Eighth Street N.W. (Square 397, Lots 830 and 831)

**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 variances.

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 variances 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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