

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: January 21, 2015

SUBJECT: BZA Case No. 18912 – 2007 First Street, N.W. (Square 3117, Lot 73)

APPLICATION

Pursuant to 11 DCMR §§3103.2 and §§3104.1 Michael Pietsch, the Applicant, seeks variances from the lot area (§§401.3), and lot occupancy (§§403.2) requirements and a special exception from the off-street parking requirements under (§§2101.1) to convert a one-story market into a three-story flat in the R-4 District at premises 2007 First Street, N.W. (Square 3117, Lot 73)

RECOMMENDATION

The District Department of Transportation (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 variances.

DDOT's lack of objection to the zoning variances should not be viewed as an approval of public space elements. The project includes a proposed new entrance steps, window-well, and bay window projections into public space. The Applicant is required to pursue a public space permit through DDOT's permitting process for all portions of the project in public space. 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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