

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. 18913 – 517 Q Street, N.W. (Square 477, Lot 827)

APPLICATION

Pursuant to 11 DCMR §§3103.2 and §§3104.1 Simone Goring and Richard Devaney, the Applicants, seek variances from the lot occupancy (§§403.2), side yard (§§401.3), and off-street parking (§§2101.1) requirements and a special exception from the roof structure setback requirements (§§400.7) to construct a three-story multi-family apartment building with three dwelling units in the R-4 District at premises 517 Q Street, N.W. (Square 477, Lot 827)

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 subject site is located mid-block with no public alley access at the rear restricting the Applicant from providing the one required accessory parking space.

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 and special exception.

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 and special exception should not be viewed as an approval of public space elements. All projections in public space, such as the proposed stairs and bay windows, require public space permits. The Applicant is required to pursue a public space permit through DDOT's permitting process and 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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