

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: February 6, 2015

SUBJECT: BZA Case No. 18924 – 705 Kenyon Street, N.W. (Square 2892, Lot 804)

APPLICATION

Pursuant to 11 DCMR §§3103.2 David Gullick, the Applicant, seeks a variances from the lot occupancy (§§772.1), rear yard (§§774.1), and parking space (§§2100.1) requirements to allow the conversion of a flat to a three-unit apartment building in the GA/C-2-A District at premises 705 Kenyon Street, N.W. (Square 2892, Lot 804)

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.

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.