

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: March 10, 2015

SUBJECT: BZA Case No. 18952 – 7100 Blair Road, N.W. (Square 3189, Lot 800)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Daniel Fields, the Applicant, seeks a variance from the use provisions under §§201.1 to allow a four-unit apartment house in the R-1-B District at premises 7100 Blair Road, N.W. (Square 3189, Lot 800)

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined, based on the information provided, the Applicant may require additional Zoning relief from the off-street parking requirements listed under §§2101.1. The R-1-B District is designated for single family homes with a requirement to provide one parking space per dwelling unit. Based on the information submitted by the Applicant, only one off-street parking is provided in an existing garage. Since it is not an allowable use, DDOT is unable to determine the number of off-street parking spaces required for an apartment house in the R-1-B District.

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 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. Residents of the project would not be eligible for Residential Parking Permits (RPP) and would likely have limited opportunities for on-street parking in the vicinity of the project. Should the parking utilization need to be addressed, DDOT may employ policy tools to mitigate the impact.

If any portion of the project has elements in the public space requiring approval including 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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