

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 *[Signature]*

DATE: March 13, 2015

SUBJECT: BZA Case No. 18955 – 1918-B 14th Street, S.E. (Square 5767, Lot 1019)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Good Home Investment LLC (the Applicant) seeks a special exception from the fast food restaurant requirements under §§733 to establish a fast food restaurant in the C-2-A District at premises 1918-B 14th Street, S.E. (Square 5767, Lot 1019)

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. Despite this minor potential impact, DDOT has no objection to the approval of the requested 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 special exception should not be viewed as an approval of public space elements. The existing site frontage abutting 14th Street and Good Hope Road has on-street parking and loading restrictions. Loading activities including

service deliveries and refuse collections should be located onsite in the large surface parking lot at the rear of the building. 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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