

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: April 7, 2015

SUBJECT: BZA Case No. 18973 – 508 Rhode Island Avenue, N.W. (Square 476, Lot 20)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Pouria Saidi and Gholam Paknejad (the “Applicant”) seeks a variance from the off-street parking requirements under §§2101.1 to allow the alteration and repair of an existing building to create a three-unit apartment building in the C-2-A District at premises 508 Rhode Island Avenue, N.W. (Square 476, Lot 20)

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 improved with an existing row building and has no vehicular access to a public alley at the rear preventing the Applicant from providing the required parking spaces.

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 variance.

DDOT's lack of objection to the zoning variance should not be viewed as an approval of public space elements. For the portions of the project with elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The proposed new entrance steps projections into public space do not meet DDOT design standards and will need to be redesigned during the public space 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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