

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. 18974 – 3209 13th Street, N.W. (Square 2844, Lot 818)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Jarek Mika (the “Applicant”) seeks a variance from the use provisions under §§330.5(e), to allow the conversion of an existing building to a three-unit apartment building in the R-4 District at premises 3209 13th Street, N.W. (Square 2844, Lot 818)

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicants’ request and determined, based on the information provided, the proposal 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 variances.

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 including the proposed bay window and step projections, 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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