

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 14, 2015

SUBJECT: BZA Case No. 18984 – 1546 New Jersey Avenue N.W. (Square 510, Lot 50)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Kateh Zahraie (the “Applicant”) seeks variances from the minimum lot area (§401.3), lot occupancy (403.2) and non-conforming structure (§§2000.1) requirements to convert a semi-detached two-story flat into a three-unit apartment house in the R-4 District at premises 1546 New Jersey Avenue N.W. (Square 510, Lot 50)

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 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.

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