

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 28, 2015

SUBJECT: BZA Case No. 18994 – 254 15th Street, S.E. (Square 1073, Lot 22)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Rahim Mehdizadeh and Hun Ah Lee, (the “Applicant”), seeks a variance from the off-street parking requirements under §§2101.1, to allow the conversion of an existing one-family dwelling into a five-unit apartment house in the C-2-A District at premises 254 15th Street, S.E. (Square 1073, Lot 22) The proposed apartment use is required to provide a minimum of two parking spaces at a ratio of one space per every two dwelling units.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant’s 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. DDOT has no objection to the approval of the requested variance.

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. 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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