

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: May 28, 2015

SUBJECT: BZA Case No. 19005 – 2345 Martin Luther King Jr. Avenue S.E.
(Square 5790, Lot 40)

APPLICATION

Pursuant to 11 DCMR §3104.1 Jason H. Yoon (the “Applicant”) seeks special exceptions from the number of parking spaces requirements under §§2108.2, and the accessory parking space location requirements under §§2116.7 to allow a new medical office use in the C-2-A District at premises 2345 Martin Luther King Jr. Avenue S.E. (Square 5790, Lot 40)

RECOMMENDATIONS IN BRIEF

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. The purpose of DDOT’s review is to assess the impact of the proposed action on the District’s transportation network and, as necessary, propose appropriate mitigations. After an extensive, review of the case materials submitted by the Applicant, DDOT finds;

- The Applicant is required to provide a total of eight vehicular parking spaces and will provide only three spaces onsite;

- The Applicant entered into an agreement with a neighboring commercial property for the use of five parking spaces in an accessory surface parking lot; and
- The accessory parking spaces will alleviate potential on-street parking impacts.

DDOT has no objection to the approval of the requested special exceptions.

TRANSPORTATION ANALYSIS

Parking

The vehicular parking requirement for medical use in the C-2-B District, in excess of 2,000 SF, is one space per every 600 SF of floor area multiplied by two. The Applicant is required to provide a total of eight parking spaces for the 4,330 SF building and will only provide three spaces on site. However, the Applicant entered into an agreement with a neighboring commercial property to use five (5) parking spaces in a surface parking lot. The accessory parking lot is located at 2323 Martin Luther King Jr. Avenue, S.E., the parcel that abuts the subject site to the north.

Public Space

DDOT's lack of objection to the zoning special exceptions 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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