

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: June 9, 2015

SUBJECT: BZA Case No. 19011 - 129 Varnum Street N.W. (Square 3321, Lots 10 and 11).

APPLICATION

Pursuant to 11 DCMR §§3104.1 Gabriel, LLC (the "Applicant") seeks a special exception from the new residential developments requirements under §353 to allow the construction of a new three-story, seven-unit apartment house in the R-5-A District at premises 129 Varnum Street, N.W. (Square 3321, Lots 10 and 11)

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 proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. 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 special exception.

DDOT's lack of objection to the zoning special exception should not be viewed as an approval of public space elements. The Applicant is required to pursue a public space permit through DDOT's permitting process for the portions of the project with elements in the public space and within the building restriction line that require approval including the proposed bay window, retaining wall and areaway projections. 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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