

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. 19014- 318 (Rear) 3rd Street N.E. (Square 756, Lot 41)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Gary A. Robinson (the “Applicant”) seeks a variance from the alley width requirements under §§2507.3, to allow the alteration and conversion of an existing non-residential building into a one-family dwelling on an alley lot where the alley is less than 30 feet in width in the CAP/R-5-B District at premises 318 (Rear) 3rd Street, N.E. (Square 756, Lot 41)

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 variance.

DDOT's lack of objection to the zoning variance 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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