

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

A handwritten signature in blue ink, appearing to be 'SZ', is written over the name 'Sam Zimbabwe'.

**DATE:** June 23, 2015

**SUBJECT:** BZA Case No. 19034 – 1931 11th Street N.W. (Square 333, Lot 36)

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**APPLICATION**

Pursuant to 11 DCMR §§3103.2 Industrial Bank of Washington (the “Applicant”) seeks a variance from the use requirements under § 330.5, to allow a parking lot providing nine spaces in the R-4 District at premises 1931 11th Street N.W. (Square 333, Lot 36).

**SUMMARY OF DDOT REVIEW**

After a review of the case materials, the District Department of Transportation (DDOT) finds;

- The subject site is improved with a large surface parking lot located on two separate tax lots, Lot 36 and Lot 807;
- The Applicant is the property owner of both Lots; and
- The submitted site plan shows a total of eight (8) parking spaces.

DDOT has determined, based on the information provided, the proposed continued use of the parking lot will have no adverse impacts on the travel conditions of the District’s transportation network. The parking lot will minimize on-street parking demand in the immediate vicinity. DDOT has no objection to the approval of the requested variance with the following conditions;

- Submit an accurate site plan of the parking layout on both Lots 36 and 807 including striping, directional arrows, signage, landscaping and lighting and provide these improvements onsite;
- Replace the existing fence along the public alley with an operable gate to allow circulation to and from the public alley; and
- Repair broken or damaged paving.

## EXISTING CONDITIONS

DDOT conducted a site visit on June 18, 2015. The parking lot is accessed by an existing driveway curb-cut on 11th Street with a 12 ft. wide public alley at the rear of the property to the east. The parking area has nine (9) angled parking spaces along the northern edge and four (4) parallel spaces on the southern edge of the site. The surface paving was in fair condition with portions cracked or damaged. There is no striping or signage to delineate the two parcels. The parking area was maintained and free of trash and debris and included signage listing the hours of operation and contact information. However, the parking lot lacked directional signage and pavement markings to direct patrons on how to enter and exit the property. There is an existing fence along the public alley restricting vehicular and pedestrian access.

## SITE DESIGN

The Applicant seeks to modify the layout of the parking area by converting the nine (9) existing angled parking spaces along the northern edge of the site to four (4) parallel spaces for a total of eight (8) spaces. The lot will include a 20 ft. drive aisle to accommodate two-way circulation.



The proposed site improvements include installation of two landscaping areas near the front entrance equaling 13% of the total parking lot area and repair of damaged paving. DDOT will defer to the District Office of Planning (OP) to provide any specific conditions or required improvements for the lot, including landscaping and the use of pervious materials to replace damaged paving.

## **PUBLIC SPACE**

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the zoning special exception should not be viewed as an approval of public space elements. For the portions of the project with elements in the public space requiring approval, including the proposed landscaping improvements in the public parking area, 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.

SZ:lb