

Government of the District of Columbia

Department of Transportation



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director 

DATE: November 13, 2015

SUBJECT: BZA Case No. 19118 – 7300 Georgia Avenue, N.W. (Square 2956, Lot 40)

APPLICATION

Pursuant to 11 DCMR §§3103.2, Evergreen Properties I LLC (the “Applicant”) seeks variances from the lot occupancy (772.1), nonconforming structure (§§772.1) and off-street parking (§§2101.1) requirements to allow the conversion of an existing four-unit apartment house into an apartment building containing seven unit in the C-2-A District at premises 7300 Georgia Avenue, N.W. (Square 2956, Lot 40)

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 building has four existing dwelling units and the Applicant is required to provide a minimum of two off-street parking spaces for the three proposed additional dwelling units at a ratio of one parking space per every two dwelling units. Due to the site configuration, the Applicant is able to provide one full-sized parking space and one compact-sized space at the rear accessed directly from the public alley network.

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 minor 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. Despite this minor potential impact, DDOT has no objection to the approval of the requested variances.

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 variances 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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