

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: Samuel Zimbabwe Associate Director 

DATE: December 15, 2015

SUBJECT: BZA Case No. 19149 – 4619 Quarles Street NE

APPLICATION

Romi Satoh (the “Applicant”) requests for a variance from the off-street parking requirements under § 2101.1, to allow an existing church to use a separate lot for 13 parking spaces in the R-2 District at premises 4619 Quarles Street N.E. (the “Site”) (Square 5165, Lot 47).

DDOT FINDINGS IN BRIEF

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 review of the case materials submitted by the Applicant, DDOT finds:

- The proposed parking lot is approximately .6 miles away from the church, an 11 minute walk from the existing church; and
- A detailed site plan of the proposed parking facility was not provided, nor were details provided on how the parking facility would be accessed.

RECOMMENDATIONS

In light of the lack of information provided by the Applicant, DDOT cannot yet support the variances proposed, though DDOT may not object to any level of parking variance sought contingent upon the proposal documenting conditions fully and finding impacts will not be adverse. DDOT recommends the following:

- Submit a proposal for a fully designed parking facility for review; and
- Provide an operations plan that addresses access needs between the parking lot and church.

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CONTINUED COORDINATION

Given the proposed development, action, and the above recommendations, the Applicant is expected to continue to work with DDOT on the following matters:

- The design of a proposed parking lot located at the Site; and
- Proposed mitigation strategies to address the fact that the Site is approximately 2,000' away from the church.

The Applicant must work closely with DDOT and the Office of Planning to ensure that the design of the public realm meets current standards and will substantially upgrade the appearance and functionality of the streetscape for public users needing to access the property or circulate around it. In conjunction with the District of Columbia Municipal Regulations, DDOT's *Design and Engineering Manual* will serve as the main public realm references for the Applicant. As such, all public space shall be designed and constructed to DDOT standards.

DDOT's lack of objection or discussion of other public space elements as part of the zoning variance should not be viewed as an approval of public space elements. Final design of the public space will be determined during DDOT's public space permitting process.

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