

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: January 15, 2016

SUBJECT: BZA Case No. 19163 – 1221 Massachusetts Avenue, NW

APPLICATION

Cambridge Apartments Limited Partnership (the “Applicant”), pursuant to 11 DCMR §§ 3104.1 and 3103.2, applied for a special exception from the nonconforming use requirements under § 2003.1, to allow a food market/café use in the DD/R-5-E District at 1221 Massachusetts Avenue NW (square 282, Lot 44).

RECOMMENDATIONS IN BRIEF

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; however, DDOT has concerns regarding the proposed design of the sidewalk café. As such, DDOT has no objection to the approval of the requested variance. DDOT’s lack of objection to this zoning variance should not be viewed as an approval of public space elements.

Continued Coordination

Given the proposed design within public space, the Applicant is expected to continue to work with DDOT outside of the Board of Zoning Adjustment process on the following matters:

- Design of the sidewalk café that maximizes landscaping; and
- Other designs that include show windows, porte-cochere, colonnade, and pavers.

The Applicant must work closely with DDOT and the Office of Planning (OP) 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 circulating around it. The DDOT Public Realm Design Manual will serve as the main public realm references for the Applicant. All proposed elements in the public space require a public space permit through DDOT's permitting process and the sidewalk café requires the approval of the Public Space Commission. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space.

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