GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS
2000 - 14TH STREET, N.W.
6TH FLOOR
WASHINGTON, D.C. 20009

REPLY TO:
DISTRICT DIVISION OF TRANSPORTATION

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MEMORANDUM

TO: Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment

FROM: Kenneth Laden
Administrator

DATE: February 22, 2001

SUBJECT: BZA Application No. 16627 –Variance from present use as Gasoline Service Station to proposed use as Auto Service Station located at 3426 18th Street, NE, Lot 27, Square 4146

The District Department of Public Works, District Division of Transportation (DDOT) has reviewed the subject application and attached material. This memorandum addresses the transportation aspects of the proposal.

The applicant seeks a variance from previous use as a gasoline service station to proposed use as an auto service station on the subject property located in a C-1 zoning district. The subject lot is in good condition and seems well maintained upon a site visit.

33 parking spaces are clearly marked and designed to provide sufficient access and maneuvering space without moving any vehicle into public space as required in section 706.6 of *DCMR Title 11, Zoning*. The number of parking spaces allocated exceeds the required amount for section 2101.1.

Vehicle access is provided in three locations and all access points are further than 40' from the nearest intersection and 25' from the nearest residence, separated from the subject property by a public alley, as required in sections 2302.3 and 2302.4.

The proposed use will not create dangerous or otherwise objectionable traffic conditions, or cause a large increase in the traffic volume for neighboring streets. Accordingly, DDOT has no objection to the proposal.

KL:lb

BZA
Case No. 16627
Exhibit No. 41

Board of Zoning Adjustment
District of Columbia
CASE NO.16627
EXHIBIT NO.41