GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS
2000 - 14TH STREET, N.W.
7TH FLOOR
WASHINGTON, D.C. 20009

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REPLY TO:
OFFICE OF INTERMODAL PLANNING

MEMORANDUM

TO: Jerrily R. Kress, FAIA
Director
Office of Zoning

FROM: Kenneth Laden
Administrator

DATE: February 2, 2001

RECEIVED
D.C. OFFICE OF ZONING
2001 FEB -6 PM 4:51

SUBJECT: BZA Application No. 16659 – Continued Use of Property as an Accessory Parking Lot
Rear 4418-20 Connecticut Avenue, NW Lot 825, Square 1971

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

The applicant seeks a special exception to continue usage of an accessory surface parking. The subject parcel has been used as a parking lot for 53 years, and most recently parking lot usage was approved by the BZA on October 11, 1995. The lot serves as accessory parking for the exclusive use of tenants and customers at 4418-20 Connecticut Avenue, NW, the adjacent building with first-floor commercial uses facing Connecticut Avenue.

The parking lot is in good condition and seems well maintained upon a site visit. The parking lot has 19 parking spaces and full capacity was reached. On - street metered parking supply near the subject site does not adequately meet the demand of the commercial patrons. The proposed continuation of the existing use will not create dangerous or otherwise objectionable traffic conditions, or cause a large increase in the traffic volume for neighboring streets. If the subject lot were to cease its present use as a parking lot, the lack of parking spaces will negatively effect the parking supply on neighboring residential streets. Accordingly, DDOT has no objection to the application.

KL:lb

BZA
Case No. 16659
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16659
EXHIBIT NO.28