GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

OFFICE OF TRANSPORTATION PLANNING

MEMORANDUM

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

FROM: Kenneth Laden
Associate Director for Transportation Planning

BZA
Case No. 16688
Exhibit No. 27

DATE: April 13, 2001

SUBJECT: BZA Application No. 16688, Special Exception Application from Rear-Yard Setback Requirements for Property Located at 1619 Connecticut Avenue, NW, Square 111, Lot 815

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 from rear yard set-back requirements to use an existing vacant building, the Carriage House, as a retail establishment. The applicant owns the subject property, which is improved with two structures, a one-story retail building and the vacant Carriage House. The applicant also owns the adjacent property, Lot 85, Square 111, which is improved with a four-story mixed use building. The applicant is constructing a two-story addition to the existing structure on Lot 815, and proposes to attach the Carriage House to this structure. The use of the new structure and the carriage house will be retail.

The existing Carriage House is located at the rear of the subject lot and abuts a public alley. The building is located without the required minimum rear-yard setback of twelve feet (12') from the abutting ten-foot (10') wide public alley, as required by Section 774 of *DCMR Title11 Zoning*. The proposed use will not be required to provide off-street parking, for retail use in a C-3-B district as listed in Section 2101. On-street parking supply is extremely limited in this area; the site is located approximately two blocks from the Dupont Circle Metro Station and is near several major bus routes. The proposed use will not cause a negative impact on traffic 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 application.

KL:lb

Board of Zoning Adjustment
District of Columbia
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