GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

DISTRICT DIVISION OF TRANSPORTATION

MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning

BZA
Case No. 16704
Exhibit No. 27

DATE: May 7, 2001

SUBJECT: BZA Application No. 16704 – Request for Special Exception and Variance to Establish an Accessory Parking Lot on Property Located at 4201-4237 and 4252-4386 7th Street, SE and 4233-4373 Barnaby Road, SE, Lots 59-63, 65-69, 809-811, 827-829, Square 6208

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 and parking aspects of the proposal.

The applicant seeks a special exception to establish an accessory parking lot on the interior of the subject property consisting of 25 apartment buildings with approximately 275 dwelling units built between 1953 and 1954. The applicant stated the original building permit provided for 149 parking spaces to be located within the apartment complex site. The applicant proposes to construct an accessory parking lot with 94 spaces as part of a renovation effort. The subject buildings were constructed prior to 1958, as such the current parking requirements listed in DCMR Title 11 Zoning, Section 2101.1 *Schedule of Requirements for Parking Spaces*, do not apply. Current parking requirements for an apartment dwelling in an R-5-A district is one parking space for each dwelling unit.

We assume the initial 149 parking spaces were provided by means of on-street parking, available on two local roads that border, and divide the subject property respectively, since no additional parking spaces were provided in the original site plan. The construction of a 94-space parking lot would therefore presumably provide a total of 243 combined on-street and off-street parking spaces for the site. Several Metro bus routes, linked to the green line at Anacostia, Congress Heights, and Southern Avenue Metro rail stations, serve the site.

The proposed lot will not satisfy the parking demands of the apartment units, however sufficient on-street parking is currently available and used almost exclusively by the tenants. The on-street parking spaces must remain available for the complex to insure sufficient parking supply. 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.

Board of Zoning Adjustment
District of Columbia
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