GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

OFFICE OF TRANSPORTATION PLANNING

D.C. OFFICE OF ZONING
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MEMORANDUM

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

FROM: Ken Laden
Associate Director for Planning

DATE: MAY 16 2001

SUBJECT: BZA Application No. 16705 – Application for R-5-A Review and variance relief from the lot occupancy and floor area ratio requirements to facilitate the construction of 25 affordable townhomes.

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the application and other material submitted by the applicant. This report addresses the transportation elements of the proposal.

The applicant seeks variance relief from the lot occupancy and floor area ratio requirements to erect 25 townhomes with associated private roadways and common area as a third and final phase of a Townhome Project. The applicant will at least provide one parking garage in the rear lot for each townhome as required by the Zoning Regulations. Access to the garage is via private roadways designed and built by the applicant and maintained by the future home owners.

The project will generate approximately seven to nine vehicle trips during the a.m. and p.m. peak hours. This amount of traffic generation will have no significant traffic impact on the local street system leading to and from the project. The site is well served by several Metro bus routes linking the site to the green line at the Anacostia Metrorail Station.

From a transportation standpoint, DDOT has no objection to the proposed project.

BZA
Case No. 16705
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16705
EXHIBIT NO.31