GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

DISTRICT DIVISION OF TRANSPORTATION

MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning

BZA
Case No. 16730
Exhibit No. 46

DATE: June 15, 2001

SUBJECT: BZA Application No. 16730 Variances from FAR Limitations and Height Limitations to Allow Construction of an Apartment House Located at 1320 13th Street, NW, Lot 26, Square 243

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 the FAR limit requirements and height limitations for a multiple residential dwelling in an R-5-C district. The proposed new construction is a five-story, 19-unit condominium building that would reach 75 feet in height. The applicant referenced a Zoning Commission order to rezone the subject lot published in the DC Register on February 25, 2000, which changed the district from R-5-D to R-5-C. Upon checking the above mentioned DC Register it was determined that the subject lot was not rezoned, however several lots in Square 243 were rezoned to R-5-C and R-5-B. The Certificate of Zoning the applicant attached for reference is for Lots 818, 819, 820, and 821 in Square 243, not the subject lot.

The site, currently used as a parking lot, is located on the west side of 13th Street, NW between O Street and N Street near Logan Circle. 13th Street is a minor road on the street classification system with on-street residential parking restrictions. Off-street parking will be provided in a ground floor level garage with six parking spaces, meeting zoning requirements. The proposed driveway access to the condominium's garage shows a new curb cut located approximately 8' north of the existing curb cut. The proposed driveway location would be flush with the adjacent property. DDOT recommends the applicant maintain the location of the existing curb cut, which will provide adequate clearance from the adjacent property, and reconfigure the proposed garage parking spaces. The proposed use will not cause a negative impact on traffic, 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.

Board of Zoning Adjustment
District of Columbia
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