GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

★ ★ ★

Transportation Policy and Planning Administration

MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

DATE: September 17, 2001

SUBJECT: BZA Application No. 16747 Variances From Rear-Yard, Non-Conforming Use, and Off Street Parking Requirements for Proposed Expansion of Existing Service Establishment Located at 5108 MacArthur Boulevard, NW, Lot 809, Square 1418 in a C-1 Zone

---

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 several variances to allow for the expansion of an existing service establishment in a C-1 zone. The site is located on MacArthur Boulevard, NW. A site visit was conducted and the site has no off-street parking. MacArthur Boulevard has metered parking spaces and the side streets near the site have residential parking restrictions. The applicant will not provide the required five (5) off-street parking spaces. The applicant stated that the expansion of the existing Hair Care Salon would not increase the number of hair cutting stations. However, the addition of a separate Pet Grooming business on the lower level should add increased traffic to the area. Parking supply in the area is in high demand and the expanded use of the site would have a negative effect on the on-street parking supply. Accordingly, DDOT does not support the application.

KL:lb

BZA
Case No. 16747
Exhibit No. 25

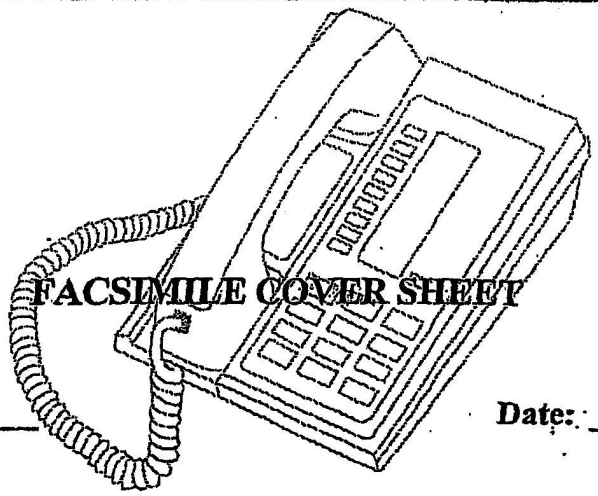
Board of Zoning Adjustment
District of Columbia
CASE NO.16747
EXHIBIT NO.25

Government of the District of Columbia
Department of Public Works
District Division of Transportation (D.DOT)

OFFICE OF INTERMODAL PLANNING

(202) 671-2730 or (202) 671-2740
2000 14th Street, NW – 7th Floor
Washington, DC 20009

RECEIVED
D.C. OFFICE OF ZONING
2001 SEP 19 P 3:43



FACSIMILE COVER SHEET

Number of Pages: 2 **(including this cover sheet)**

Date: 9/19/01

TO: Jerrily Kress

DEPARTMENT: Ofc of Zoning

FAX #: 727-~~4825~~ -6072 **TELEPHONE #:** 727-6311

FROM: Ken Laden

FAX #: (202) 671-0617 **TELEPHONE #:** 671-2730

COMMENTS: BZA Case # 16747

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., MAR 20, 2001

Plat for Building Permit of SQUARE 1418 LOT 809

Scale: 1 inch = 10 feet Recorded in Book A&T Page 1703

Receipt No. 2722

Furnished to: MARK BINSTED, AIA

Surveyor, D.C.

By: MT

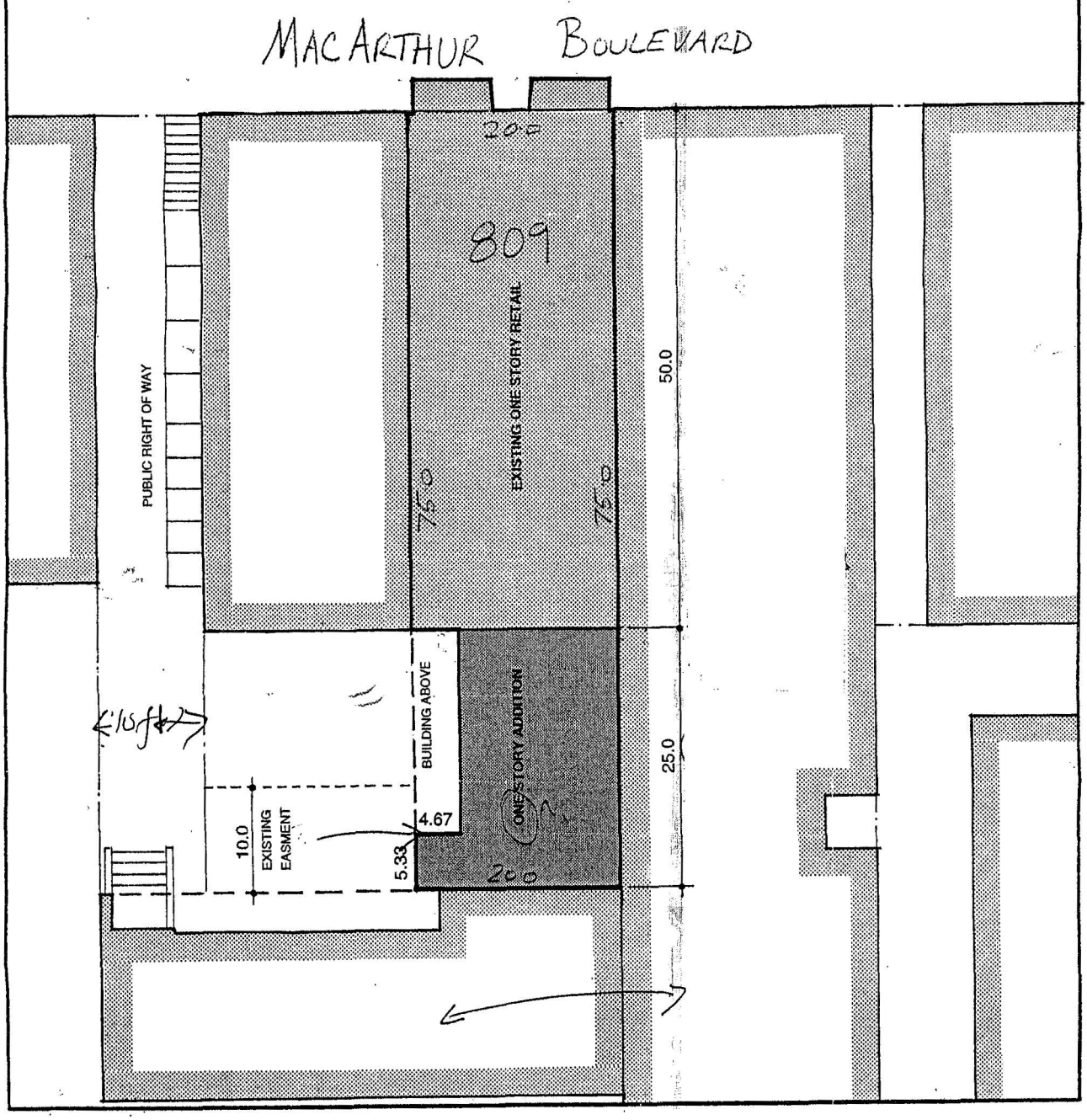
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

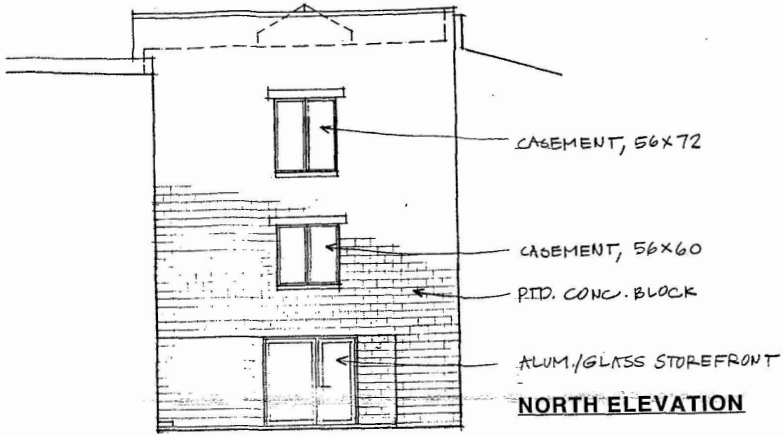
Date: 4.15.01

MT Binsted

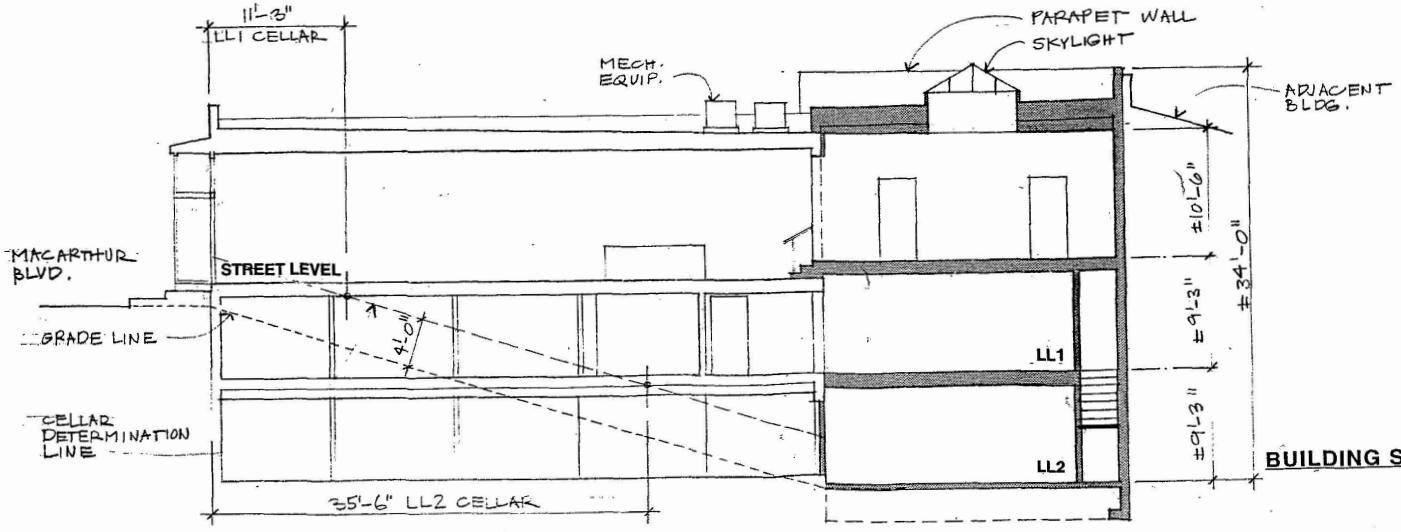
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.





NORTH ELEVATION

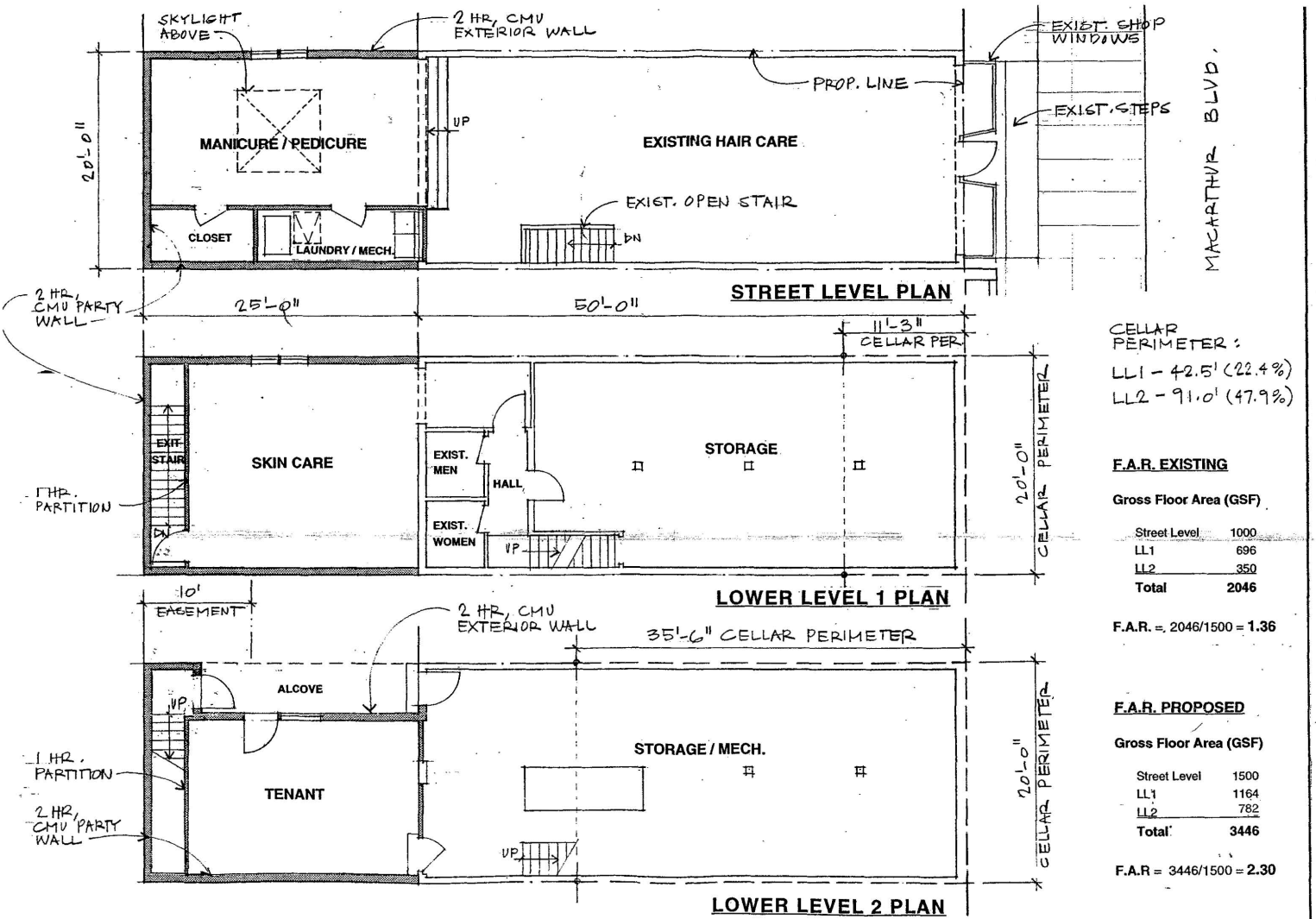


BUILDING SECTION

Mark Binsted Architects
4907 Sherier Place, NW Washington, DC 20016

HAIR ZONE

1/8" =
5-15-0



CELLAR PERIMETER:
LL1 - 42.5' (22.4%)
LL2 - 91.0' (47.9%)

F.A.R. EXISTING

Gross Floor Area (GSF)

Street Level	1000
LL1	696
LL2	350
Total	**2046**

F.A.R. = 2046/1500 = **1.36**

F.A.R. PROPOSED

Gross Floor Area (GSF)

Street Level	1500
LL1	1164
LL2	782
Total	**3446**

F.A.R = 3446/1500 = **2.30**

Mark Binsted Architects
4907 Sherier Place, NW Washington, DC 20016
202-363-6651 / 202-364-6967 fax

HAIR ZONE

5108 MACARTHUR BLVD. NW
WASHINGTON, DC 20016

1/8" = 1'-0"
5-15-01

1