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: October 26, 2001

SUBJECT: BZA Application No. 16778 Variances from Loading Berth Size, Use of Stacked Parking, Allowance of a Certificate of Occupancy For Non-Residential Space, and Special Exception for Roof Structure Located at 1108 K Street, NW Lot 25, Square 317.

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 development of a hotel. The site is located in a DD/C-3-C zone in the Central Employment Area near two Metro stations and is serviced by several Metro bus routes. The applicant stated that the proposed hotel would provide 72 stacked parking spaces exceeding zoning requirements by one space. The use of stacked parking must meet the requirements of 2115.11.

The applicant states that the site will have two 30' loading berths and one service pad. Zoning requirements call for one 30' loading berth and one 55' loading berth. The applicant has arranged the loading berths and required service pad to allow for a 50' deep combined loading and service berth. The depth of the proposed loading berth does not provide adequate clearance for the standard design vehicle, the WB-50 intermediate semi-trailer truck that has an overall length of 55'. All loading berths shall be designed so that no vehicle or any part thereof shall project over any lot line or building line as stated in 2203.3, therfore the applicant should limit the overall length of delivery vehicles serving the site to 50' or less. The curb return radius at the loading berth should be a minimum 10' radius to accommodate truck-turning movements into the site. Accordingly, DDOT has no objection to the proposal.

KL:lb

Board of Zoning Adjustment
District of Columbia
CASE NO. 16778
EXHIBIT NO. 27