GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

Transportation Policy and Planning Administration

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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: February 27, 2002

Subject: BZA Application No. 16785 – (Supplemental Review) Application for Variance from Parking Requirements for a Proposed Public Hall Located at 39 New York Avenue, NE; Lot 18, Square, 671

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the supplemental information and material for the subject site. This memorandum addresses the transportation aspects of the proposal.

The initial application to the Board was denied because the applicant failed to provide required accessory parking for the site. The applicant stated that over 200 public parking spaces were available in the immediate area, however no arrangements were made with the owners of the parking lots.

The applicant has subsequently met with, and received approval from ANC-6A to allow the site to be used as a public meeting hall from 5:00 PM to Midnight. Accessory parking spaces are to be located in a parking lot owned by the Skylark Lounge. The applicant made a sub-lease agreement with the Skylark Lounge to use the parking facility on weekends between 4:00 PM Friday and Midnight Sunday. The lot has (7) seven parking spaces.

BZA
Case No. 16785
Exhibit No. 41

The parking facility is located less than 200' from the subject site on New York Avenue. It is protected by a fence and has locked access gates off New York Avenue and N Street, NE. The rear of the accessory parking lot fronts N Street, NE where an additional 11 off-street parking spaces are located abutting the lot. N Street has on street, non-metered parking that is available for patrons of the site.

The applicant met with ANC-6A Zoning and Licensing Subcommittee on December 12, 2001 to discuss the proposed use of the site and the parking agreements with the

Board of Zoning Adjustment
District of Columbia
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Skylark Lounge. Parking was identified as the primary concern for the ANC and initial approval was granted. The proposal was presented again before the full ANC-6A Commission on January 17, 2002. It was approved unanimously.

The NY Avenue Car Wash, located on the first floor of the subject site, uses the parking area at the building entrance for vehicle parking during daytime business hours, Monday to Friday, and the condition may apply for the applicant's use of the site during weekend evening hours. The applicant can discuss the arrangement with the property owner and if necessary, coordinate with the Public Space Permits office. The arrangement would provide eight (8)-parking spaces directly in front of the site.

The applicant has taken necessary steps to address issues raised after the initial agency review. The community, through ANC 6A, has approved the proposed use of the site and is satisfied with the parking arrangements made by the applicant. If approved, the exception should be granted on a temporary basis, to be renewed every three years. Accordingly, DDOT has no objection to the proposal.