GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF PUBLIC WORKS

OFFICE OF TRANSPORTATION PLANNING

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: December 5, 2001

SUBJECT: BZA Application No. 16802 – Special Exception for Continued Use of An Accessory Parking Lot in an R-1-B/C-M-1 District Located at 3101 and 3103 Ames Place, NE, Lots 3 and 4, Square 4364

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

The applicant proposes to continue the use of an existing accessory parking lot that serves the exclusive use of tenants and customers of 3101 and 3103 Ames Place, NE. The parking lot is located on the same lot with the two office buildings it serves.

The parking lot is in good condition and seems well maintained upon a site visit. The parking lot has approximately one hundred and thirty parking spaces. On - street parking near the subject site serves adjacent residential, industrial and manufacturing uses and does not adequately meet the parking demand of the site. If the subject lot were to cease its present use as a parking lot, the lack of parking spaces will negatively effect the parking supply on neighboring residential streets. The proposed continuation of the existing use will not 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.

KL:lb

BZA
Case No. 16802
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16802
EXHIBIT NO.24