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 Laden
Associate Director for Transportation Planning

**DATE:** December 5, 2001

**SUBJECT:** BZA Application No. 16803, Variance from Minimum Lot Area and Off-Street Parking Requirements to Convert a Two - Family Flat into a Three – Unit Apartment House Located at 1358 Girard Street, NW Lot 56, Square 2860.

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 seeks a variance from off-street parking requirements to allow for the conversion of an existing two-family flat into a (3) - unit apartment dwelling. Zoning regulations require (1) parking space for each (2) dwelling units in a flat, and (1) parking space for each (3) dwelling units in an apartment dwelling. The flat was constructed before 1958 thus the use is credited with (1) parking space as an existing condition. No off-street parking spaces are provided on the subject lot.

The proposed change of use of the site to an apartment dwelling will not increase the off-street parking space requirements. DDOT would prefer the applicant provide the required parking space, however the shape and narrowness of the property prohibits the establishment of the parking space on site. Accordingly, DDOT has no objection to the application.

KL:lb

BZA
Case No. 16803
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16803
EXHIBIT NO.24