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

D.C. RECEIVED
OFFICE OF ZONING
2002 JAN 28 PM 2:51

**DATE:** January 28, 2002

**SUBJECT:** BZA Application No. 16827 – Conversion of an Existing Rooming House to Professional Offices Located at 1750 N Street, NW, Lot 70, Square 159

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 renovate an existing structure at the site and change the use from a rooming house to an office building. The vacant building was constructed in 1888 and was last used as the national headquarters for a legal fraternity, which sold the building in 2000. The applicant proposes to expand the building by extending the upper stories towards the rear of the site to meet the current "footprint" of the second-story floor plan, providing an additional 1500 ft.² of floor area. Proposed changes include adding an elevator, replacing windows and restoring the N Street façade.

The site is located in a SP-1 zone in the Central Employment Area near three Metro stations and is serviced by several Metro bus routes. The 1700 block of N Street, NW has metered parking on both sides of the street. On street parking reached full capacity upon a midday site visit. The applicant states that the site will provide three (3)-parking spaces, meeting zoning requirements. The location of the parking spaces is not shown on existing or proposed site plans submitted by the applicant. On the submitted surveyor's plat, a 10'-wide public alley is shown providing access to the rear of the site. However, the rear of the site was inaccessible to staff conducting a site visit to verify the location and design of the off street parking spaces. Accordingly, DDOT does not support the application until further information is provided by the applicant regarding onsite parking.

KL:lb

BZA
Case No. 16827
Exhibit No. 30
Board of Zoning Adjustment
District of Columbia
CASE NO.16827
EXHIBIT NO.30

d.

District Division of Transportation

FAX TRANSMITTAL

| TO: | FROM: |
|---|---|
| Jerrily R. Kress, FAIA | Lewis C. Booker |
| COMPANY: | DATE: |
| Board of Zoning Adjustment | January 28, 2002 |
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☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

See attachment