GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION



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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: March 26, 2002

SUBJECT: BZA Application No. 16827 - Supplemental Review – 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 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 and several parking garages are located near the site.

DDOT staff met with the applicant on-site to view the rear of the site, which was previously inaccessible. The rear of the site abuts a 10' wide T-shaped public alley, located off St. Matthews Court to the south of the site. The alley entry point off St. Matthews Court has a locked gate, apparently installed by a neighboring property owner in violation of public space regulations. The applicant stated that all property owners located off the public alley have access to their sites. The off-street parking requirement for the site is three parking spaces, proposed to be located at the rear of the property. Garbage collection will also be performed at the rear of the site.

The rear of the site is accessed using the 10' wide alley that stubs out at the eastern line of the site, aligned with an existing building located south of the subject property. Only three feet (3') of the alley abuts the subject property, and the remaining seven feet (7') abuts the building to the south. The unusual shape of the alley requires vehicles accessing the site to drive over a portion of the neighboring property owner's lot to the east of the site. The applicant has been unsuccessful in forming an agreement with the neighbor to use a portion of the neighbor's property for vehicle use.

BZA
Case No. 16827
Exhibit No. 45

Board of Zoning Adjustment
District of Columbia
CASE NO.16827
EXHIBIT NO.45

The unusual shape and location of the lot restricts the applicant from providing access from an existing alley or street to the required parking spaces as specified in 21116.6. The site is well served by public transportation, and two parking garages are located within the same block of the site. The applicant states that efforts to form an agreement with the neighbor to use a portion of the property will continue. However, if off-street parking can not be provided, neighboring parking facilities can adequately serve the parking demand. Accordingly, DDOT has no objection to the proposal.

KL:lb