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 Laden
Associate Director for Transportation Planning

DATE: January 30, 2002

SUBJECT: BZA Application No. 16829 – Proposed Conversion of an Existing Non-Conforming Structure to an Apartment House Located at 1803 9th Street, NW, Lot 810, Square 394

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 special exception to convert an existing structure from commercial to residential usage. The subject lot is located on the eastern side of 9th Street, NW near the intersection with S Street, NW. The Shaw-Howard University Metro Station is located two blocks away at 7th and S Street, NW. Several Metrobus routes serve the site and traverse 7th Street, 11th Street, and U Street, NW.

The applicant states that the site currently has a certificate of occupancy for commercial usage and no additions or enlargements are being proposed for the subject building. Existing lot occupancy (2,034.53 ft²) is 95.3% of the total lot area (2,134 ft²). Zoning regulations require the applicant to provide one (1) off-street parking space on site. The unusual size and dimensions of the lot prohibits the applicant from locating the required off – street parking space on site. Accordingly, DDOT has no objection to the proposal.

KL:lb

BZA
Case No. 16829
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16829
EXHIBIT NO.25