GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

Transportation Policy and Planning Administration

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**MEMORANDUM**

**TO:** Director
Jerrily R. Kress, FAIA
Office of Zoning

**FROM:** Kenneth Laden
Associate Director for Transportation Planning

**DATE:** APR 26 2002

**SUBJECT:** BZA Application 16861 - Conversion of a single family detached dwelling zoned R-1-A to a recreation space, a community meeting room, and temporary guest rooms for five, located at 5121 Broad Branch Road, N.W.

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the application and other materials accompanying your memorandum dated February 25, 2002. This memorandum addresses the transportation elements of the application.

Ingleside at Rock Creek filed the application. The property is bounded on the east by a single family dwelling used as Cote D'ivoire embassy, on the west by a single family dwelling used as Tunisia embassy, on the north by Ingleside Presbyterian Retirement Community and on the south by Broad Branch Road, N.W. which is a local street. The applicant wishes to convert the use of the property from single-family detached residential dwelling to a 150-person community meeting room, a recreation space and temporary guest rooms for five visitors. The visitors will be the relatives of the residents of the near-by retirement facility also owned by the applicant.

BZA
Case No. 16861
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16861
EXHIBIT NO.27

The applicant has requested the use of the near-by surplus parking spaces at the Ingleside Presbyterian Retirement Community during the community meetings. The parking spaces belong to the applicant.

The applicant is required to provide seventeen parking spaces for the new use of the property but has only three parking spaces and one thirty-minute drop-off space on the driveway. The applicant has indicated that the community meetings would take place quarterly and in the evenings. At this time, there are numerous vacant parking spaces at the owner's near-by retirement property. Security officers will also monitor and control traffic at this time.

The surplus parking spaces are so located as to furnish reasonable and convenient parking facilities for the users of 5121 Broad Branch Road, NW.

Therefore, from the transportation standpoint, the proposed use will not have an adverse traffic or parking impact on the neighboring residential area as long as the community meetings are held in the evenings. Accordingly, DDOT has no objection to the proposal.