GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT 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: March 4, 2003

SUBJECT: BZA Application No. 16983 – Variances from Lot Area and Accessory Parking Requirements to Allow for the Rehabilitation of Two Existing Row Houses into a Condominium in an R-4 District, Located at 505 and 507 O Street, NW, Square 479, Lots 36 and 37

The District Department 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 demolish two abandoned row houses to allow for the construction of a seven-unit condominium on the subject site. The subject site is located mid-block on the north curb of the 500 block of O Street, NW. The total area of the combined lots is 4,566 square feet. Section 401.3 requires a multiple dwelling unit provide a minimum of 900 square feet of land per unit, or a minimum total of 6,300 square feet for the proposed condominiums. A site plans showing the proposed design of the condominiums was not provided by the applicant.

DDOT staff conducted a midday site visit. The site abuts residential uses on all sides except the O Street, NW frontage. Both structures were abandoned and severely deteriorating with portions of the roofs and walls collapsed. Unrestricted on-street parking is available along the 500 block of O Street, NW and along 5th Street, NW near the site. Two-hour RPP restricted parking is available on 6th Street, NW between 7:00 AM and 8:30 PM. There is no public alley serving the site to the rear. The site is well served by mass transit with the Mt. Vernon Square – Convention Center Metro Station located approximately three blocks away, and several major bus lines traverse 6th and 7th Streets, NW and New York Avenue, NW near the site.

BZA
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Board of Zoning Adjustment
District of Columbia
CASE NO. 16983
EXHIBIT NO. 37

The applicant is required to provide one accessory parking space for each three dwelling units for a total of three parking spaces. Several on-street parking spaces were available on O Street, NW and 5th Street, NW. The applicant states that in the future, the developer of the site will seek land or parking spaces in the surrounding area to provide one parking space per dwelling unit.

Due to the unique design and narrowness of the site, and the lack of access to a public alley, the three required off street parking spaces cannot be located on site. The proposed construction of the condominiums will have a slight impact on the on-street parking supply of nearby streets, but will not create dangerous or otherwise objectionable traffic conditions, or cause a large increase in the traffic volume for neighboring streets. Accordingly, DDOT has no objection to the application.

KL:lb