GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

BZA
Case No. 17008
Exhibit No. 28

**MEMORANDUM**

D.C. BOARD OF ZONING
2003 MAY -4 PM 2:26
RECEIVED

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

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

**DATE:** May 7, 2003

**SUBJECT:** BZA Application No. 17008 – Application for Special Exception from Accessory Parking, Lot Occupancy and Rear Yard Setback Requirements to Allow for the Construction of Church Located at 901 Ingraham Street, NW

The District of Columbia 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 requests a variance from providing the required off-street parking spaces to allow for the demolition of a converted residential building currently on site to provide for the construction of a new church. The site is located at 901 Ingraham Street, NW and is bounded by Illinois Avenue, NW to the west, 9th Street, NW to the east and a private property to the north. The existing church is located in the converted residential house on site. Church activities occur on Sundays and weekday evenings.

The proposed new church will seat 170 persons. Zoning regulations require the applicant provide one parking space for each 10 seats of occupancy, thus the applicant is required to provide 17 parking spaces for the church. The applicant proposes two parking spaces on site. The layout of the property prohibits the applicant from providing the required accessory parking spaces on site due to the unique layout and varying lot widths. The total square footage requirement of the 17 parking spaces at 285 square foot per space, as provided in §2115.10, would total 4,845 square feet of parking area and exceed the total lot occupancy of 4,230 square feet. The applicant further states that the construction of underground garage parking on site would be too costly for the project and create economic hardship for the owner.

On-street parking is available in the vicinity of the site with a mix of unrestricted and Ward 4 Residential Parking Permit spaces provided. The Truesdell Elementary School is located on the southeast corner of 9th and Ingraham Street, NW across the street from the subject site, with numerous curbside parking permitted on non-school days along Ingraham Street, NW. Furthermore, the applicant provided a copy of a signed lease agreement with the District of Columbia Public Schools

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to use a total of 22 parking spaces at Truesdell Elementary School from 8:00 AM to 4:00 PM on Sundays. Additional metered and non-metered parking spaces, most serving commercial uses, were available on Georgia Avenue, NW and Kennedy Streets, NW, all within walking distance of the site. Several Metrobus routes serve the site traversing Georgia Avenue and Kennedy Street, NW, providing access to Metrorail Green Line and Red Line train stations.

The site will have a slight impact on the on street parking supply of the immediate area during peak activity periods, however the proposed use will not create dangerous or otherwise objectionable traffic conditions. Accordingly, DDOT has no objection to the application.

KL:lb