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: May 19, 2003

SUBJECT: **Supplemental Report - BZA Application No. 17012** – Request for Variances from Building Height Restriction, Floor Area Ratio, Residential Recreation Space, and Rear Yard Requirements to Allow for the Renovation and Expansion of an Existing Structure Located at 1301-1309 9th Street, NW, Square 399, Lots 62, 63, 800, 801, and 804 in a C-2-A District

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.

BZA
Case No. 17012
Exhibit No. 51

The applicant proposes to renovate the existing vacant structures with the construction of a five-story addition to the rear. The renovated building will provide retail uses on the ground floor, office space on the second and third floors, and six residential units on the fourth and fifth floors. The variances requested by the applicant pertain to the height of the proposed additions, FAR, and required residential recreation and rear lot space requirements. The applicant proposes to construct additions on the existing rear yard setback at the subject site, and proposes no rear yard.

DDOT filed a report to the Board dated May 13, 2003 listing several concerns with the application as proposed. DDOT staff had conversations with the applicant after filing the report to the Board to discuss DDOT concerns with the application as proposed. Subsequently, the applicant provided DDOT with a copy of the Pre-Hearing Statement, and a copy of an approved application dated May 14, 2003 from the State Historic Preservation Officer designating the subject property as a "historic landmark or a building or a structure contributing to the character of a historic district listed in the DC Inventory of Historic

Board of Zoning Adjustment
District of Columbia
CASE NO. 17012
EXHIBIT NO. 51

Sites." As listed in §2100.5, no additional parking spaces or loading facilities are required for a building located in a historic district, the subject site is within the Shaw Historic District.

The building plans provided with the initial submission to the Board show proposed additions to the rear of the site constructed to the edge of the public alley, with an egress doorway opening into the public right-of-way. Revised site plans submitted with the applicant's Pre-Hearing statement show revisions to the design of the proposed building frontage along the public alley. A proposed trash receptacle enclosure was redesigned so that it sets back from the alley edge, allowing for a modified emergency egress doorway that will open into this setback, instead of directly into the public alley as proposed in the original submission to the Board.

In regards to loading, the applicant stated in a phone conversation that a curbside loading area on N Street, NW or 9th Street, NW would be requested with the assistance and direction of the DDOT Curbside Management Division. Accessory parking spaces are not required for the site, tenants and visitors will utilize mass transit, nearby commercial parking lots, and curbside parking spaces to access the site.

Accordingly, DDOT has no objection to the application.

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