GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



D.C. ... Office
2003 NOV -6 PM 4:14

Transportation Policy and Planning Administration

To: Jerrily R. Kress, FAIA
Director
Office of Zoning

From: Kenneth G. Laden

Date: November 3, 2003

Re: **BZA Application No. 17076** – Application for a Variance to Reduce Required Accessory Parking Spaces to Continue the Use of Private Clubs at 1630 Fuller Street, NW, 1650 Fuller Street, NW and 1631 Euclid Street, NW, Square 2576, Lots 62, 63 and 809 in an R-5-B District

The District of Columbia Department of Transportation (DDOT) has reviewed the application and other materials for the subject site. This memorandum addresses the transportation impacts of the application.

The applicant, Jubilee Housing, Inc., is the property owner of the subject apartment buildings and seeks a special exception to continue the use of after-school programs (*private clubs*) provided by the Good Shepherd Ministries (Good Shepherd), a non-profit organization. Good Shepherd provides the Primary Plus Center at 1631 Euclid Street (The Ritz), NW, the Teen Learning Center at 1650 Fuller Street, NW (Fuller Court) and the After School Center at 1630 Fuller Street, NW (The Mozart). The applicant seeks a variance from the accessory parking requirements to continue the use of the *private clubs*.

Regulations require the applicant to provide a total of eight (8) accessory parking spaces: three (3) parking spaces at The Ritz, three (3) spaces at The Mozart, and two (2) at Fuller House. Currently, there are no accessory parking spaces provided for the apartment buildings, including the dwelling units and *private club* uses. The buildings were constructed prior to 1958 and their site layouts prevent the installation of any accessory parking spaces within the property line. The applicant stated that a total of five (5) parking spaces are rented from Festival Center located at Mozart and Columbia Road, NW, available for staff use. The spaces are used to park the Good Shepherd van and four staff vehicles. The use of these spaces will minimize the negative impact on on-street parking availability on the surrounding streets.

The applicant is faced with an exceptional situation in that the existing designs of the subject lots prevent the establishment of any accessory parking spaces within the property lines. The proposed continued use will not create dangerous or objectionable traffic situations. Accordingly, DDOT has no objection to the application.

KL:lb

BZA
Case No. 17076
Exhibit No. 25
Board of Zoning Adjustment
District of Columbia
CASE NO. 17076
EXHIBIT NO. 25