GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Andrew Altman
Director

DATE: November 26, 2003

SUBJECT: Supplemental report for BZA Application 17079
417 A Street S.E.

APPLICATION
Mark Lee Phillips is requesting a special exception to expand an established Bed & Breakfast on property located at 417 A Street S.E. (Square 818 Lot 27) from two guest rooms to four, pursuant to Sections 203.8 and 3104 under Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning.

RECOMMENDATION
On November 25, 2003 Office of Planning received a response from DDOT regarding this application. DDOT reviewed the application and determined that the proposed increase to four (4) guest rooms will not adversely impact parking in the neighborhood. As this expert testimony addresses the main concern of both OP and the neighborhood, OP has no further objection to approval of the application for a special exception to operate a four (4) room bed and breakfast.

Case No. 17079
Exhibit No. 57

Board of Zoning Adjustment
District of Columbia
CASE NO. 17079
EXHIBIT NO. 57

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

TO: Andrew Altman
Director, Office of Planning

FROM: Ken Laden
Associate Director

RE: BZA Application No. 17079

DATE: November 24, 2003

My office has read the statement of the applicant for this case. The applicant is requesting approval of a special exception of the zoning regulations to allow an increase in the number of sleeping rooms at his Bed and Breakfast at 417 A Street SE from two (2) to four (4).

Given the infrequent use of parking passes by the applicant in the past, it is the opinion of DDOT that increasing the number of sleeping rooms at this site will not have an adverse impact on the availability of parking in the neighborhood.

Should you have any questions, please feel free to contact Rachel MacCleery of my staff at (202) 671-2555. Thank you.