GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

Memorandum

TO: Travis Parker
Development Review Specialist
Office of Planning

FROM: Kenneth G. Laden
Associate Director

DATE: June 7, 2004

SUBJECT: BZA Application No.17165 - Variances for parking and loading for the construction of a three-story self-storage facility @ 1600-18 Bladensburg Road, NE, Square 4273, Lots 3 and 4

The District Department of Transportation (DDOT) has reviewed the application and other material submitted by the applicant. This report addresses the transportation elements of the proposal.

The applicant proposes to develop a three-story self-storage facility located at 1600-1618 Bladensburg, N.E. The property is zoned C-M-1 and is located on the west side of Bladensburg Road, NE, south of Montana Avenue, north of Mount Olivet Road and adjacent to Mount Olivet Cemetery. The self-storage facility will contain approximately 80,121 gross square feet consisting of 556 units. The applicant states that 85 percent of the storage units would range in size from 5' by 5' to 10' by 15'. The remaining15 percent would be between 10' by 20' and 10' by 30'.

Based on the size of the storage unit, the applicant projected, and DDOT concurs, that site trips generated by the facility would be predominantly passenger cars and other personal vehicles, to light single unit trucks and commercial vans for the transport of household and personal effects. We further concur with the applicant's statement that the transportation issue in this case is that the proposed use is substantially different than the traditional warehouse use defined in the District of Columbia Zoning Regulations. The strict application of Zoning Regulations with regard to parking and loading requirements will far exceed the need for the proposed self-storage facility. Accordingly, DDOT supports the requested variances for parking and loading reduction.

BZA
Case No. 17165
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17165
EXHIBIT NO. 28

District of Columbia Government
District Department of Transportation
Traffic Services Administration

Fax (202) 671-0619

Facsimile transmittal

To: Beverly Bailey Fax: 727-6072

From: A. Bah Date: 6/7/04

Re: BZA No 17165 Pages: 2

CC:

☐ Urgent ☐ For Review ☐ Please Comment

I know we let on this case, but I still send you our input on this proposal

d.
District Department of Transportation

2000 14th Street NW, 7th Floor Washington, DC 20009 Telephone (202) 671-2710