GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

To: Andrew Altman
Director
Office of Planning

From: Kenneth G. Laden
Associate Director for Transportation Planning

Date: October 5, 2004

Re: **BZA No. 17200 –Special Exception for the Continuance of an Accessory Parking Lot Located at 4422 Connecticut Avenue, NW**

The Office of Planning (OP) referred the subject case to the District of Columbia Department of Transportation (DDOT) for recommendations regarding the operations of the parking lot. DDOT has reviewed the materials submitted and conducted several site visits. This memorandum addresses the transportation impacts of the application.

The subject property is a surface parking lot with 16 marked spaces serving the customers of the adjacent Burger King Restaurant, with a 20' wide public alley separating the restaurant from the lot. Patrons have a 30-minute time limit based on signs posted in the lot. Three additional parking spaces are provided abutting Burger King for a total of 19 accessory parking spaces.

Patrons driving to the restaurant enter via a one-way private driveway on Connecticut Avenue, NW. The drive aisle is divided into two lanes, drive-through-service uses the left lane, through traffic uses the right lane. The parking lot is accessed after crossing a 20' wide public alley. A carwash business is located next to the subject site and the building's wall abuts the Burger King drive aisle. The carwash uses an internal circulation for vehicles as they enter from Connecticut Avenue, NW and exit onto the 20' wide ally to the rear. The carwash exit is located several feet from the drive aisle.

Vehicles exiting the car wash are dried off outside by staff at one of three locations based on observations; a small privately owned paved area to the rear, the public alley, or on a portion of the Burger King lot. The paved area provides space to stack two to three vehicles while they are being dried off, however vehicles would be required to exit through the subject parking lot or use it to perform a U-turn. The operations of the car wash create dangerous and unacceptable traffic conditions including the parking of vehicles in a public alley, and blocking access to the Burger King Parking Lot. Vehicles, even when temporarily parked in the alley, create a dangerous situation for patrons using

BZA Case No. 17200 Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17200
EXHIBIT NO. 29

the drive aisle as the site distance to the right, already reduced by the building wall, would be even less as through vehicles are forced to drive adjacent to the carwash as shown in the pictures provided. (Attachment A)

To alleviate some of the problems, DDOT recommends that Burger King modify the design of the parking lot by creating a clearly marked one-way circulation pattern with cars entering from the north, near the carwash, and exiting to the south near the trash dumpsters. Realign the trash dumpsters so that their rear is flush with the raised curb of the sidewalk strip, to provide for more site distance for exiting vehicles. (Attachment B) Remove one or two parking spaces at the northeast corner of the parking lot to provide for the repositioning of the parking lot entrance to align with the drive aisle.

The subject site was previously approved in BZA Order No. 16541 in 2000 and has been in use since 1982. The parking lot is well maintained and relatively free of trash and debris. Patrons of the Burger King Restaurant observed the posted rules of the parking lot by parking for only short time periods and operated vehicles in a safe manner. However, the adjacent business' vehicular operations are unsafe and create dangerous traffic conditions that impact the public and the applicant. The applicant should coordinate with the carwash to alleviate the vehicular conflicts between the two operations. Accordingly, DDOT has no objection to the application, and supports continuing use of the accessory lot for a time period not to exceed five years.

KL:lb

3. Vehicles attempting to proceeded west along Burger King drive through lane, being impeded from entering north, south alley by vehicles being hand dried by employees of adjacent car wash.



2. Temporary workstation, used by employees of adjacent car wash to hand dry vehicles in alley behind Burger King

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

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FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
B. Bailey	John Moore
OFFICE OF ZONING	DATE: OCTOBER 6, 2004
FAX NUMBER: 202 727-6072	TOTAL NO. OF PAGES INCLUDING COVER: 5
PHONE NUMBER: 202 727-0364	SENDER'S REFERENCE NUMBER:

DDOT Report – BZA 17200

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