GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

Memorandum

TO: Jerrily R. Kress, Director
Office of Zoning

FROM: Kenneth Laden
Associate Director

DATE: October 18, 2004

SUBJECT: BZA Application No.17226 – Request for special exception to expand an existing dry cleaning located at 4418 Connecticut Avenue, NW.

At the request of the applicant, 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 is requesting a special exception to expand an existing dry cleaner establishment known as Zips Dry Cleaner from 4,907.4 square feet to 6,066.4 square feet by leasing an adjacent space (Hair Salon) of approximately 1,159 square feet. The property is zoned C-3-A and is located on the west side of Connecticut Avenue, NW, between Yuma Street and Albemarle Street. The applicant states that the current space is too small to serve the existing customers and no new employees will be hired as a result of the expansion.

The applicant has conducted a traffic survey and observation during several days in the vicinity of the site, including traffic flow along the public alley adjacent to the site. The applicant concluded, and the Department concurs, that the majority of the trips to and from the dry cleaner are either pass-by trips or diverted linked trips and do not add traffic to the adjacent roadways. The project will provide 13 parking spaces for the patrons of the dry cleaner compared to 11 parking spaces required by the Zoning Regulations. In our judgment, the proposed expansion will have no adverse traffic impact in the neighborhood nor will it create parking problems adjacent to the site.

BZA
Case No. 17226
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17226
EXHIBIT NO. 23