GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

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

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: November 24, 2004

SUBJECT: BZA Application 17246

The District Department of Transportation (DDOT) has reviewed the application and other material accompanying your memorandum. This report addresses the transportation elements of proposal.

Donatelli & Klein filed the application. The property is zoned R-4/C-3 A and bounded on the east by Georgia Avenue N.W., that is a principal arterial street, on the west by an alley, on the north by Quincy Street, a local street, and on the south by Rock Creek Church Road, a local street. It is also located on the same block with Georgia Avenue/Petworth Metro Station. The property is presently undeveloped and fenced.

The applicant is proposing to build 140 Condominium Units and 19,350 square feet of retail facilities on the property. The Zoning Regulations require the applicant to provide 47 parking spaces and 55 parking spaces respectively. The applicant is proposing to provide 146 parking spaces for the condominium units and 42 parking spaces retail facility, a reduction of approximately 25 percent of the required parking spaces for the retail facility.

BZA
Case No. 17246
Exhibit No. 30

Board of Zoning Adjustment
District of Columbia
CASE NO. 17246
EXHIBIT NO. 30

The applicant is requesting a Special Exception to allow for the provision of 42 parking spaces instead of 55 parking spaces for the retail facility.

District Department of Transportation (DDOT) supports the proposed parking reduction for the retail facility because of the proximity of the project to the Georgia Avenue/Petworth Metro Station and the fact that the parking spaces for the Condominium are increased by over 100 percent.

The traffic study provided by the applicant shows that the neighborhood will not be adversely impacted by the reduction of the parking supply. Accordingly, DDOT has no objection to the proposal.