

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**DEPARTMENT OF TRANSPORTATION**



**d.** Policy, Planning, and Sustainability Administration

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Samuel Zimbabwe   
Associate Director

**DATE:** March 1, 2016

**SUBJECT:** **BZA Case No. 18772A** – 627-631 H Street, NW

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**APPLICATION**

Application of MR Gallery Square LLC (the “Applicant”), pursuant to 11 DCMR § 3104.1, for a special exception from the number of roof structure requirements pursuant to § 411.4, to permit a restaurant use in the penthouse of a hotel in the DD/C-3-C District at premises 627-631 H Street N.W. (Square 453, Lot 59).

**RECOMMENDATION**

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District’s transportation network. DDOT has no objection to the approval of the requested special exception.

DDOT reviewed the site, which included retail as a part of the development plan, and transportation impacts as a part of BZA Case No. 18772. The proposed retail square footage was included in the initial BZA analysis and appropriately mitigated at that time. The loading facilities, which include trash pick-up, are appropriately located at the rear of the site, with access off of the public alley.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to this zoning variance should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT’s Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT’s Public Realm Design Manual.

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CASE NO. 18772A  
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