

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: February 18, 2016

SUBJECT: BZA Case No. 19173 – 1264 Holbrook Terrace, NE

APPLICATION

Equity Trust Company, Custodian FBO (the "Applicant"), requests a special exception from the conversion to apartment house requirements under § 336 to convert an existing single family dwelling to an eight-unit apartment house with six parking spaces in the R-4 District at premises 1264 Holbrook Terrace, NE (Square 4055, Lot 0840).

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. The proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Despite this minor potential impact, DDOT has no objection to the approval of the requested exception.

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 exception 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 the Public Realm Design Manual.

SZ:rj

Board of Zoning Adjustment
District of Columbia
CASE NO. 19173
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EXHIBIT NO. 28