

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 7, 2016

SUBJECT: BZA Case No. 19215 – 470-476 K Street, NW

APPLICATION

K Street Development Company, LLC, et al. (the “Applicant”), requests for a special exception from 11 DCMR Sections 411.11 and 3104.1 for relief (i) from the requirements that roof structures have a slope no greater than 20% under Section 411.10 and (ii) from the requirement that roof structures maintain certain setbacks under Section 411.18 at premises 470-476 K Street N.W. (Square 516, Lots 44, 64, and 65).

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 exceptions.

DDOT’s lack of objection to this zoning variance should not be viewed as an approval of public space elements. The Applicant will need to upgrade the public space impacted by their project to current standards, continue the streetscape along the block, and include landscaping which includes the installation of trees. 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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Board of Zoning Adjustment
District of Columbia
CASE NO. 19215
EXHIBIT NO. 35