

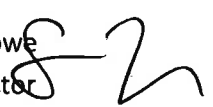
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe 
Associate Director

DATE: February 23, 2016

SUBJECT: BZA Case No. 19231 – 1814 Central Place, NE

APPLICATION

Habitat for Humanity of Washington, DC (the “Applicant”), requests variances from the lot width requirements under § 401.3 and the off-street parking requirements under § 2101.1, to allow construction of four new residential flats in the R-4 District at premises 1814 Central Place, NE (Square 4047, Lot 57). The Applicant proposes to provide zero off-street parking spaces in lieu of the four that are required by zoning.

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 does not have alley access and is located between two existing curb cuts for adjacent properties. Installing new curb cuts to access parking would not meet DDOT’s minimum edge distance requirements. 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 variance.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the zoning variances 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. 19231
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