

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: June 14, 2016

SUBJECT: BZA Case No. 19281 – 1150 5th Street, SE (Van Ness Elementary School)

APPLICATION

The District Department of General Services, LLC (the “Applicant”), requests a variance from parking off-street parking requirements under § 2100, and special exceptions from the rooftop-mounted mechanical equipment under §§ 411.6, 411.7, and 411.18, to permit the installation of new roof-top mounted mechanical equipment to an existing public school in the R-5-B District at premises 1150 5th Street SE (Square 853N, Lot 809). The Applicant is seeking relief from 13 parking spaces of the 33 that are required by zoning.

RECOMMENDATION

DDOT requested the Applicant to perform a parking occupancy study to determine if the proposed project will have adverse impacts on the travel conditions of the District’s transportation network. At the time of this report, DDOT has not received the requested parking occupancy study and cannot support the variance from off-street parking requirements; however, DDOT has no objections to the special exceptions from the rooftop-mounted mechanical equipment requirements.

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 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 the Public Realm Design Manual.

SZ:rj

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District of Columbia
CASE NO. 19281
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