


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Project Review Manager 

DATE: September 8, 2017

SUBJECT: BZA Case No. 19567 – 1501 9th Street NW

APPLICATION

Aung Myint (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9 requests a special exception from the penthouse requirements under Subtitle C § 1500.3(c), and pursuant to Subtitle X, Chapter 10, for a variance from the floor area ratio requirements of Subtitle G § 402.1, to convert the third and fourth floor of an existing four-story mixed use building from two floors of residential uses to two floors of restaurant and party rental space with a roof deck. The first two floors of the building are currently occupied by a restaurant with outdoor patio seating. There are currently two (2) vehicle parking spaces provided on-site accessed via the rear public alley. Trash is currently, and proposed to continue, being picked up from the rear alley connecting to P Street NW. The Applicant is not proposing to change the number of vehicle parking spaces. The site is located in the MU-4 zone at 1501 9th Street NW (Square 397, Lot 33).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, this proposed action 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 these minor potential impacts, DDOT has no objection to the approval of the requested special exception and variance.

Public Space

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the special exception and variance should not be viewed as an approval of public space elements. The Applicant has applied for an occupancy permit for an enclosed

Board of Zoning Adjustment
District of Columbia

CASE NO. 19567

EXHIBIT NO. 32

sidewalk café and is waiting for Public Space Committee review. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 version of the Design and Engineering Manual for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:kb