


**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: December 8, 2017

SUBJECT: BZA Case No. 19650 – 2601 Sherman Avenue NW

APPLICATION

City Corner Market, Inc (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 under the use provisions of Subtitle U § 254, to permit the existing corner grocery store to sell beer and wine for off premises consumption in an area of the store smaller in square footage than required by Zoning. The location currently has no on-site vehicle parking and the Applicant is not proposing to provide any spaces or make any other alterations to the existing building structure with this action. The site is located in the RF-1 Zone at 2601 Sherman Avenue NW (Square 2884, Lot 61).

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As a means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network.

The purpose of DDOT’s review is to assess the potential safety and capacity impacts of the proposed action on the District’s transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- There are numerous public space design elements that need to be addressed. Some public space design elements were the subjects of discussion between DDOT, the Office of Planning, and the Applicant when the Applicant pursued public space permits in 2013 (Expired Permit # PA85701), however, additional public space items have arisen:

Board of Zoning Adjustment
District of Columbia
CASE NO. 19650

- There are meters located on the Euclid Street NW projection which is in public space. Meters should be located on private property;
- It appears that a vehicle parks in the rear of the property in an enclosed area, which requires hopping the curb or driving on the sidewalk on Euclid Street NW to access the illegal space and not permitted; and
- There is a retractable door where the vehicle is parked and it is located in public space. This door must be moved back onto private property or removed entirely.

RECOMMENDATION

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. Despite these identified public space issues, DDOT has no objection to the approval of the requested special exception.

CONTINUED COORDINATION

DDOT looks forward to working with the Applicant through continued coordination with the above mentioned public space items.

TRANSPORTATION ANALYSIS

Public Space

DDOT's lack of objection to the requested special exception should not be viewed as an approval of public space elements. Any elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT's permitting process. DDOT notes that there are numerous public space issues at this site which, while are existing features, need to be formally approved through the DDOT permitting system and brought up to DDOT standards.

The building received public space permit approval for the existing ADA ramp, stoop, and steps, building projection, and repaving on October 8, 2013. Since the permit was issued in 2013, additional public space issues have occurred. It appears that a vehicle parks in the rear of the property in an enclosed area, which requires hopping the curb or driving on the sidewalk on Euclid Street NW to access the space. There is also a retractable door where the vehicle is parked and it is located in public space. This door must be removed or be moved back on to private property.

The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:kb