


**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:** July 13, 2018

**SUBJECT:** **BZA Case No. 19801** – 911-913 U Street NW

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**APPLICATION**

MM Jahanbin LLC (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 penthouse requirements of Subtitle C § 15000.3(c) to expand a penthouse bar and restaurant use in the ARTS-2 Zone. Currently, there is a rooftop space on the 913 U Street building. The Applicant is proposing to expand the rooftop space to the 911 U Street building generating a total of 43 rooftop seats. DDOT anticipates the space will generate additional foot traffic and minimal vehicle trips. The site is located at 911-913 U Street NW (Square 360, Lots 38 and 39).

**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 action 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. Despite these minor potential impacts, DDOT has no objection to the approval of the requested special exception.

**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 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 Titles 11, 12A, and 24 of the DCMR and DDOT’s Design and Engineering Manual.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19801  
EXHIBIT NO. 29

for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:pr