

# 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  
Neighborhood Planning Manager 

**DATE:** March 29, 2019

**SUBJECT:** BZA Case No. 19953 – 945 Florida Avenue NE (Atlantic Plumbing C)

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#### APPLICATION

Atlantic Residential C, 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 Subtitle C § 1500.3(c), to permit a rooftop bar and lounge use in an existing mixed-use building in the MU-10 Zone. The site is located as 945 Florida Avenue N.W. (Square 2873, Lot 799).

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may slightly reduce the amount of available on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

#### 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 this application should not be viewed as an approval of public space design. 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.

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DDOT expects the proposed public space design to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), DDOT's [Design and Engineering Manual](#), and DDOT's [Public Realm Design Manual](#) for public space regulations and guidance.

AC:jr