

# Government of the District of Columbia

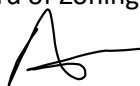
## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin   
Neighborhood Planning Manager

**DATE:** April 8, 2020

**SUBJECT:** BZA Case No. 20259 – 3501-3527 Connecticut Avenue NW

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#### APPLICATION

Federal Realty (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 Subtitle H § 1200 from the designated use requirements of Subtitle H § 1101.3(a), to permit a financial services use in an existing retail unit of Sam’s Park & Shop. The site is in the NC-3 Zone at 3501-3527 Connecticut Avenue NW (Square 2222, Lot 15) and served by a 20-foot public alley.

The 2016 Zoning Regulations require special exception relief to dedicate more than 20% of the ground floor level of an existing building to financial service uses. The Applicant proposes to dedicate approximately 27.5% of the ground floor level to financial service uses. The Applicant is not proposing any physical changes to the site and is not proposing to add any square footage to the building. The site includes 51 existing parking spaces and is well served by Metrorail and several Metrobus lines.

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

#### 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 this or future projects at the property propose elements within District owned public space, the Applicant is required to pursue a public space permit through DDOT’s permitting process.

DDOT notes that there are 15-foot Building Restriction Lines (BRL) on both Ordway Street and Porter Street NW. The area between the property line and the BRL is regulated like public space and should be park-like in nature. If the shopping center redevelops in the future, the public space surrounding the property should be brought up to current DDOT standards including widening sidewalks, relocating vaults, relocating curb cuts, and moving surface parking out of the building restriction area.

The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), and the most recent version of DDOT's [Design and Engineering Manual](#), and DDOT's [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

AC:tvh