

RECEIVED

D.C. OFFICE OF ZONING


GOVERNMENT OF THE DISTRICT OF COLUMBIA 2008 FEB -4 AM 9: 59  
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

**MEMORANDUM:**

**TO:** Director  
Jerrily R. Kress, FAIA  
Office of Zoning

**FROM:** Karina Ricks   
Associate Director for Transportation Planning

**DATE:** January 22, 2008

**SUBJECT:** ZC Application ZC 07-25  
Application to amend a zoning map from R-5-A to R-5-C containing  
lots 18, 19, 877, 879, 895, 899, 2001- 2047 in Square 2794 for the  
purpose of erecting a twenty unit apartment building on lot 877 of  
same square.

The District Department of Transportation (DDOT) has reviewed the application and other materials accompanying your memorandum. This memorandum addresses the transportation elements of the application.

Mr. Scott Withier and George Mavrikes filed the application and requesting rezoning of square 2794 from R-5-A to R-5-C containing lots 18, 19, 877, 879, 895, 899, 2001- 2047 for the purpose of erecting a twenty unit apartment building on lot 877 which is the only undeveloped lot in the square and for the fact that the District of Columbia Land Use Map allows for multiple-unit housing, mid-rise buildings and medium density housing under the Comprehensive Plan. There is no plan to redevelop the rest of the square at moment.

The square is located in the northwest quadrant of the District of Columbia in the upper 16<sup>th</sup> Street neighborhood of Ward 4. It has an area of 203, 502 square feet. The square is improved with a series of apartment buildings that were constructed before the adoption of the District of Columbia Zoning Regulations in 1958. Presently, only two buildings satisfy the R-5-A requirements of the square.

ZONING COMMISSION  
District of Columbia

2000 14<sup>th</sup> Street, N.W., Washington, DC 20009, PH: (202) 671-2730; Fax: (202) 671-0617

CASE NO. 07-25

EXHIBIT NO. 24

ZONING COMMISSION  
District of Columbia  
CASE NO. 07-25  
EXHIBIT NO. 24

The site plan of the proposed development of lot 877 has a gross area of 8,832 square feet and shows that more than twenty off-street parking spaces are provided. Public transportation such as Metro Bus Routes is in close proximity to the site along 13<sup>th</sup>, 14<sup>th</sup> Streets, Missouri and Georgia Avenues. The off-street parking lot will be paved and at least 5% of the lot area will be landscaped. Covered and secured bicycle racks will be provided at the site. Some of the surplus off-street parking spaces will be rented to the tenants. Rent subsidy program to encourage the use of public transportation will be seriously considered. The development will be an asset to the neighborhood.

Therefore, from the transportation standpoint, the proposed use **will not** have an adverse traffic or parking impact on the neighboring residential area. Accordingly, **District Department of Transportation supports the application.**