


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: November 30, 2017

SUBJECT: **BZA Case No. 19638** – 4422 Connecticut Avenue NW

APPLICATION

BB&H Joint Venture (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 § 203.1(j), to permit the continued use of the property as an accessory parking lot for an existing Burger King in the MU-7 zone. Access will continue to be provided via two (2) curb cuts on Connecticut Avenue NW, one of which is for the drive-thru exit. Access is also available via a rear public alley connecting Albemarle Street to Yuma Street NW. The parking lot is located at the rear of 4422 Connecticut Avenue NW on the opposite side of the alley (Square 1971, Lot 822).

A special exception for access to the accessory parking lot was approved in BZA Case No. 18741 in 2014 on the condition that the Applicant remove the trash dumpsters from the accessory parking lot. The Applicant has since moved the trash storage out of the parking lot.

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.

DDOT has no objection to the approval of the requested special exception on the condition that the Applicant meets the landscaping requirements of the 2016 Zoning Regulations. Subtitle C § 715 requires that for parking lots with at least 10 parking spaces, a minimum of 10% of the total area devoted to parking, including aisles and driveways, shall be covered by landscaped areas planted with trees and shrubs.

Public Space

Board of Zoning Adjustment
District of Columbia
CASE NO. 19638

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 requested 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 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