


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:** February 14, 2018

**SUBJECT:** **BZA Case No. 19686** – 207 New York Avenue NW

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**APPLICATION**

Trang Nguyen, (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests a variance from the restrictions of Subtitle U § 301.1 to permit a retail establishment on the ground floor of a two (2) unit residential flat in the RF-1 zone. The vacant ground floor was most recently used as a laundromat and the Applicant proposes to fill the space with a deli. The floor area of the ground level is roughly 800 square feet and allows for a maximum occupancy of 14 individuals (12 patrons and two [2] employees). Trash will be stored within private space to the rear of the building, and collection services will operate in the rear 15 foot alley. The Applicant plans to self-stock its goods and does not anticipate needing loading or delivery services. The Applicant is not required by zoning to provide vehicle or bicycle parking and no spaces are proposed. The site is located at 207 New York Avenue (Square 555, Lot 159).

**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 variance.

Public Space

DDOT’s lack of objection to the requested variance should not be viewed as an approval of public space elements. All elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT’s permitting process. DDOT notes that while no elements are proposed in public space with this action, there are some features of the site currently constructed in public space that do not meet DDOT standards, such as the paved public parking area and doors which open into public space. Additionally, any future outdoor café patio proposed in public space will require public

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space permits. 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:pr