


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: March 26, 2018

SUBJECT: **BZA Case No. 19738** – 1300 35th Street NW

APPLICATION

Property Frameworks (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 from the nonconforming use requirements of Subtitle C § 204.9 to change a nonconforming use to another nonconforming use in the R-20 zone. The Applicant proposes to convert its existing ground-level retail space into an apartment, resulting in a five-unit building with no dedicated vehicle and bicycle parking. The District Department of Transportation (DDOT) defers to the Zoning Administrator’s determination on the required number of vehicle and bicycle parking spaces. The site is located at 1300 35th Street NW (Square 1227, Lot 813).

RECOMMENDATION

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.

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 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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19738
EXHIBIT NO. 32

AC:pr