


**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:** May 25, 2018

**SUBJECT:** BZA Case No. 19769 – 1700 Columbia Road NW

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**APPLICATION**

MR 1700 Columbia Retail LLC (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 requirements of Subtitle U § 513.1(l) to use an existing vacant commercial space as a veterinary hospital in the MU-5A zone. Because the proposed veterinary space is less than 3,000 SF, it is not required to provide vehicle parking per Subtitle C § 701.5, and no vehicle parking spaces are proposed with this application. The Applicant anticipates 17-25 animal visits per day and can accommodate roughly six (6) animals at one time. The site is located at 1700 Columbia Road NW.

**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. The proposed action may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Despite these minor potential impacts, 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

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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.

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