

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  
Neighborhood Planning Manager 

**DATE:** October 12, 2018

**SUBJECT:** **BZA Case No. 19830** – 3902 1<sup>st</sup> Street SE

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**APPLICATION**

Yasmine Sikder (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests an area variance from side yard requirements of Subtitle D § 307.4 to construct a new principal dwelling. On the Self-Certification Form, the Applicant indicates the project is required to provide one (1) vehicle parking space, and is proposing to provide one (1) vehicle parking space accessed via the rear 15-foot public alley. The site is located in the R-3 Zone at 3902 1st Street SE (Square 6128, Lot 834).

**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.

**HERITAGE TREES**

Heritage Trees are defined as a tree with a circumference of 100 inches or more and are protected by the Tree Canopy Protection Amendment Act of 2016. Private property trees between 44 and 99.9-in circumference are considered Special Trees. With approval by the Mayor and Urban Forestry Division (UFD), Heritage Trees might be permitted to be relocated. As such, the Applicant may be required to redesign the site plan in order to preserve the Non-Hazardous Heritage Trees. If the trees are identified as Special Trees, the Applicant will need to apply for a Special Tree Removal Permit and pay the required fee. It appears that there may be Heritage Trees or Special Trees on the site, and the Applicant should work with the Urban Forestry Division (UFD) to determine their health and viability.

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**PUBLIC SPACE**

DDOT's lack of objection to the application 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, such as a leadwalk, stairs, or special tree, the Applicant is required to pursue a public space permit through DDOT's permitting process. There is no sidewalk at the current location, but the Applicant has agreed to push back the proposed stairs to leave ten (10) feet of space for a future sidewalk and tree box.

The Applicant should refer to Titles 11, 12A and 24 of the DCMR, DDOT's Design and Engineering Manual, and DDOT's Public Realm Design Manual for public space regulations and guidance.

AC:kb