

# 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, AICP   
Associate Director

**DATE:** July 8, 2024

**SUBJECT:** BZA Case No. 21146 – 1331 Randolph Street NW

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#### APPLICATION

Hesuk Chun (the “Applicant”), pursuant to Subtitle E § 207.5, Subtitle E § 5201, Subtitle U § 320.2 and Subtitle X § 901.2 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant a special exception to convert a two-story principal dwelling into a 3-unit apartment house and to construct a third story with roof deck and a rear addition with cellar. The site is in the RF-1 Zone at 1331 Randolph Street NW (Square 2824, Lot 84) and is served by a 15-foot public alley.

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

#### STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. All elements of the project proposed within District-owned right-of-way, such as the porch, areaway and railings, require the Applicant to pursue a public space construction permit.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT’s [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

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## **HERITAGE AND SPECIAL TREES**

According to the District's [Tree Size Estimator map](#), the property has one (1) Special Tree. DDOT expects that the Applicant coordinate with the Ward 4 Arborist regarding the preservation and protection of existing trees.

Special Trees are between 44 inches and 99.99 inches in circumference. Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by UFD, a Tree Protection Plan (TPP) will be required.

AC:CP