

# 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:** November 22, 2024

**SUBJECT:** BZA Case No. 21201 – 1210 Ingraham Street, NW

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#### **APPLICATION**

St. Thomas Group (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant a Special Exception and a Use Variance to construct a two-story cellar rear addition to add an accessory apartment to an existing dwelling unit. The site is in the R-1B Zone at 1210 Ingraham Street, NW (Square 2930, Lot 71) and is served by a 20-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 existing porch and porch roof, 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.

#### **HERITAGE AND SPECIAL TREES**

According to the District’s [Tree Size Estimator map](#), the property has two (2) Special Trees. DDOT expects that the Applicant coordinate with the Ward 4 Arborist regarding the preservation and protection of existing special trees.

Board of Zoning Adjustment  
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CASE NO.21201  
EXHIBIT NO.18

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