

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Meredith Soniat *MS*
Acting Associate Director

DATE: October 24, 2025

SUBJECT: BZA Case No. 21209 – Rear 304, 306, and 308 K Street, NE

APPLICATION

304, 306, 308 K Street, LLC (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant the following relief:

- Special Exception from the residential use of alley lot requirements of Subtitle U § 600.1(f)(4)(a)(b);
- Area Variance from the new alley record lot requirements of Subtitle C § 306.1(a), (b), and (c);
- Special Exception from the minimum alley lot side yard requirements of Subtitle D § 5100.1(d); and
- Special Exception from the minimum alley centerline setback requirements of D § 5100.1(e).

The Applicant requests this relief to subdivide an alley lot and construct three (3) row houses. The site is in the RF-1 Zone at Rear 304, 306, and 308 K Street, NE (Square 774, Lot 65) and is served by a 18-foot public alley and a 10-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.

TRANSPORTATION ANALYSIS

The three (3) required parking spaces for the proposed row houses will be located next to the westernmost house, adjacent to the north-south alley. The Applicant proposes a walkway easement connecting these parking spaces to the other two row houses to provide direct walking access. The Applicant also proposes a driveway easement with the two (2) parcels to the south, both owned by the

Board of Zoning Adjustment
District of Columbia
CASE NO. 21209
EXHIBIT NO. 55

Applicant, so that vehicles can navigate in and out of the parking spaces. With the proposed easements, DDOT finds this arrangement acceptable.

PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way, such as the alley improvements, 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 one (1) Special Tree. DDOT expects that the Applicant coordinate with the Ward 5 Arborist regarding the preservation and protection of this existing Special tree.

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.

MS:nh