

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: January 31, 2025

SUBJECT: BZA Case No. 21226 – 1206 Staples Street NE

APPLICATION

Alexander-Benons, 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 penthouse uses requirements of Subtitle C § 1501.1(b);
- Special Exception from the penthouse setbacks requirements of Subtitle C § 1504.1(b);
- Special Exception from the roof top or upper floor element requirements of Subtitle C § 204.1;
- Special Exception from the rear yard requirements of Subtitle E § 207.1;
- Special Exception from the rear addition requirements of Subtitle E § 207.5; and
- Special Exception from the lot occupancy requirements of Subtitle E § 210.1.

The Applicant requests this relief to convert an existing attached row home into a two-unit flat and construct a third story addition with roof deck. The site is in the RF-1 Zone at 1206 Staples Street NE (Square 4067, Lot 58) 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 or the building restriction area, such as the front porch and second-floor deck, require the Applicant to pursue a public space construction permit. It is noted that the site has a 10-foot Building Restriction Line (BRL) along the

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Staples Street NE frontage. The area between the property line and BRL is the building restriction area, which is regulated like DDOT public space and should remain “park-like” with landscaping.

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 in the backyard at the location of the proposed building addition. DDOT expects that the Applicant coordinate with the Ward 5 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 DDOT’s Urban Forestry Division, a Tree Protection Plan will be required.

MS:nh