

# 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. 21248 – 3017 16<sup>th</sup> Street NE

---

#### APPLICATION

Michael Tran (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 from the accessory building rear yard requirements of Subtitle D § 5004.1(a) to construct a one-story, detached accessory building to serve an existing detached residence. The site is in the R-1B Zone at 3017 16<sup>th</sup> Street NE (Square 4136, Lot 18) and is not served by a 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. If any portion of this or future projects at the property propose elements within District-owned right-of-way, the Applicant is required 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 on site and two (2) within the public right-of-way (ROW) along the site’s Irving Street NE frontage. DDOT expects

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21248  
EXHIBIT NO. 25

that the Applicant coordinate with the Ward 5 Arborist regarding the preservation and protection of existing Special and small street 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