

# 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:** May 9, 2025

**SUBJECT:** BZA Case No. 21282 – 917 Constitution Avenue NE

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#### APPLICATION

Pat and Cheri DeQuattro (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, request the Board of Zoning Adjustment (BZA) grant Special Exceptions from the lot occupancy requirements of Subtitle E § 210.1 and the accessory building expansion requirements of Subtitle U § 301.1(g) to construct a second-level addition to an existing rear garage. The site is in the RF-1 Zone at 917 Constitution Avenue NE (Square 940, Lot 17) and is served by 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.

#### 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 or the building restriction area, 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.

Board of Zoning Adjustment  
District of Columbia

## **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 to coordinate with the Ward 6 Arborist regarding the preservation and protection of this existing Special 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