

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
Acting Associate Director *MS*

DATE: June 5, 2025

SUBJECT: BZA Case No. 21298 – 1306 Girard Street NE

APPLICATION

Justin Riordan and Zach Bache (jointly 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 side yard requirements of Subtitle D § 208.2;
- Area Variance from the lot dimension requirements of Subtitle D § 202.1; and
- Area Variance from the accessory building area requirements of Subtitle D § 5003.1.

The Applicant requests this relief to subdivide a lot and construct a new detached single-family home. The site is in the R-1B Zone at 1306 Girard Street NE (Square 3958, Lots 8 and 9) and is served by a curb cut to Girard Street.

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 proposed curb cut, driveway, and leadwalk, 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](#),

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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 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