

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: June 13, 2025

SUBJECT: BZA Case No. 21305 – 2430 Ainger Place SE

APPLICATION

Minerva Vision Group (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 community center uses of Subtitle U § 203.1(d) to permit a community center in an existing, detached, religious building. The site is in the RA-1 Zone at 2430 Ainger Place SE (Square 5740, Lot 295) and is not served by an alley or curb cut.

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. Any elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space construction permit.

While the Applicant does not currently propose to make any structural or external changes, if any significant structural changes, redevelopment, or public space improvements are ultimately proposed, the following existing items in public space will need to be resolved by the Applicant during public space permitting:

- Overheight Fence – Public parking may be enclosed by open fences of an approved type not less than 36 inches or more than 42 inches in height, constructed of iron, ornamental wire, or woven wire, and having top and bottom string pieces (DCMR 24-103.1(c)). Per the plans submitted as part of the withdrawn public space permit application TOPS #379295 by a previous owner, the

existing fence surrounding the property is 6 feet in height. For any portion in public space, the height must be reduced to 42 inches, or the Applicant must seek an exception from the Public Space Committee.

- Sidewalk – Per the most recent version of DDOT’s [Design and Engineering Manual \(DEM\)](#), sidewalks surrounding the site should have a minimum clear width of 6 feet with a 4-foot-minimum tree or furnishing zone. The sidewalk along the site’s Ainger Place frontage is substandard, and if any significant structural changes or redevelopment are ultimately proposed, the Applicant must reconstruct the sidewalk along its Ainger Place frontage to meet DDOT standards.

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 [DEM](#), 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.

If any significant structural changes or redevelopment are ultimately pursued, the Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning to discuss the public space comments in this report.

HERITAGE AND SPECIAL TREES

According to the District’s [Tree Size Estimator map](#), the property has no Heritage or Special Trees.

MS:pj