

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 19, 2025

SUBJECT: BZA Case No. 21306 – 1142 44th Place SE

APPLICATION

Helen Jackson and Zakiya Jackson (jointly 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 two-story with basement rear addition to an existing two-story with basement single family home. The site is in the R-1B Zone at 1142 44th Place SE (Square 5361, Lot 841) 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. If any portion of this or future projects at the property proposes 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.

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HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property has three (3) Special Trees, including one (1) with structural and critical root zones that may overlap with the proposed addition. Given the apparent size of these trees, DDOT expects that the Applicant will coordinate with the Ward 7 Arborist regarding their preservation and protection and to determine if these trees have reached Heritage Tree status. This is an expectation even if all proposed work is on private property.

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 UFD, a Tree Protection Plan (TPP) will be required.

Heritage Trees have a circumference of 100 inches or more and are protected by the Tree Canopy Protection Amendment Act of 2016. With approval by the Mayor and DDOT's Urban Forestry Division (UFD), Heritage Trees might be permitted to be relocated. As such, the Applicant may be required to redesign the site plan to preserve the Non-Hazardous Heritage Trees.

MS:pj