

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 17, 2025

SUBJECT: BZA Case No. 21311 – 406 7th Street NE

APPLICATION

James and Alison Eyring (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant Special Exceptions from the rear yard requirements of Subtitle E § 207.1 and the lot occupancy requirements of Subtitle E § 210.1. to construct an addition to a semi-detached home. The site is in the RF-1 Zone at 406 7th Street NE (Square 862, Lot 33) 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. All elements of the project proposed within District-owned right-of-way, such as the areaways and step projection, 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](#), 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 no Heritage or Special Trees. DDOT expects that the Applicant coordinate with the Ward 6 Arborist regarding the preservation and protection of existing small street trees.

MS:nh

Board of Zoning Adjustment
District of Columbia

CASE NO.21311
EXHIBIT NO.20