

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. 21313 – 30 W Street NW

APPLICATION

Anahita Mehrani and Siavash Koohmaraie (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 access requirements of Subtitle C § 711.7 and the lot occupancy requirements of Subtitle E § 210.1 and under the rear addition requirements of Subtitle E § 207.5 to construct an addition to an existing single-family home and a new accessory building. The site is in the RF-1 Zone at 30 W Street NW (Square 3118, Lot 70) and is served by a 20-foot public alley.

RECOMMENDATION

The Applicant has demonstrated that, despite the accessory building garage entrance being located 10 feet rather than the required 12 feet from the alley centerline, vehicles can still navigate safely in and out of the garage. Therefore, 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, 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.

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property does not have any Special or Heritage trees on site. DDOT expects that the Applicant coordinate with the Ward 5 Arborist regarding the preservation and protection of existing small street trees.

MS:nh