

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: September 2, 2025

SUBJECT: BZA Case No. 21343 – 3033 11th Street N.W.

APPLICATION

Carla Frank and Robert Flaherty, (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, request a Special Exception from the rear yard requirements of Subtitle E § 207.1 and a Special Exception from the lot occupancy requirements of Subtitle E § 210.1, to construct a two-story addition to single family, semi-detached house. The site is in the RF-1 Zone at 3033 11th Street NW (Square 2851, Lot 0138) and is served by a 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 propose elements within District-owned right-of-way or the building restriction area, 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 is within the critical root zone of one (1) Special Tree and one (1) Heritage tree. DDOT expects that the Applicant coordinate with the Ward 1 Arborist regarding the preservation and protection of existing Special and Heritage Trees.

Heritage trees have a circumference greater than 100 inches and cannot be removed. Special Trees are between 44 inches and 99.99 inches in circumference and 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:tr