

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: October 15, 2025

SUBJECT: BZA Case No. 21357 – 3805 T Street NW

APPLICATION

Acceleap Partners, LLC (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a Special Exception from the accessory apartment requirements of Subtitle U § 253, to construct a two-story accessory garage with accessory apartment, to an existing attached, single-family house. The site is in the R-3/GT Zone at 3805 T Street NW (Square 1310, Lot 58) and is served by a public alley. A separate permit has been issued for the construction of a two-story accessory building with storage over the garage but requires an exception to convert the storage area to a dwelling unit.

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. It is noted that the site has a 15-foot Building Restriction Line (BRL) along the T Street NW frontage. The area between the property line and BRL is the building restriction area, which is regulated like DDOT public space and should remain “park-like” with landscaping. The Applicant does not have any active public space permits applications in TOPS.

Board of Zoning Adjustment
District of Columbia

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 one Special Tree. DDOT expects the Applicant to coordinate with the Ward 2 Arborist regarding the preservation and protection of the existing Special tree.

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 DDOT's Urban Forestry Division, a Tree Protection Plan will be required.

AC:tr