

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: October 16, 2025

SUBJECT: BZA Case No. 21359 - 524 Taylor St NW

APPLICATION

Margaret Wedgwood and Erik Beith (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, the accessory building regulations of Subtitle E § 5003.1, and use permissions of Subtitle U § 301.1 to construct a new two-story garage with accessory apartment to an existing attached two-story single-family home with basement. The site is in the RF-1 Zone at 524 Taylor Street NW (Square 3231, Lot 90) and is served by a 15-foot public alley.

RECOMMENDATION

The Applicant has demonstrated that, despite the accessory building garage entrance being located approximately 8.5 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.

Board of Zoning Adjustment
District of Columbia

CASE NO. 21359
EXHIBIT NO. 23

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 the Applicant to coordinate with the Ward 4 Arborist regarding the preservation and protection of existing small street trees.

MS:tm