

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: November 7, 2025

SUBJECT: BZA Case No. 21375 - 6122 Sligo Mill Road NE

APPLICATION

Roberto A. Sicre and Maria Victoria Cerdania (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests an Area Variance from the height requirements of Subtitle D § 5002.1 to construct a two-story accessory dwelling unit (ADU) on an existing concrete slab in the backyard of an existing detached single-family home. The concrete slab was previously a two-car garage that was impacted by a fallen tree and then demolished due to being deemed non-repairable by insurance. The site is in the R-2 Zone at 6122 Sligo Mill Road NE (Square 3720, Lot 6) and is served by a 16-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 the requested relief.

STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as 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.

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HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property has two (2) Special trees. DDOT expects the Applicant to coordinate with the Ward 4 Arborist regarding the preservation and protection of existing Special and small street trees.

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 Urban Forestry Division, a Tree Protection Plan (TPP) will be required.

MS:tm