

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*
Associate Director

DATE: November 24, 2025

SUBJECT: BZA Case No. 21390 – 3125 Warder Street NW

APPLICATION

Christina Ferreri (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a Special Exception from the roof top or upper floor element requirements and the lot occupancy requirements to convert an existing two-story plus basement single-family home to a 2-unit, three-story flat with rear porch additions. Plans include demolition of an unpermitted one-car garage and rear porch accessed by the rear alley and a partial front porch demolition. The site is in the RF-1 zone and is served by a 20-foot public alley in the rear.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multi-modal transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- Zoning does not require off-street parking for the proposed residential use. The demolition of the one-car garage accessed by the rear will not have significant impacts.
- The 3100 block of Warder Street NW is in Residential Parking Permit (RPP) Zone 1, and registered vehicles may use available street parking.
- Loading activity and garbage pick-up should take place in the rear alleyway whenever possible to avoid traffic conflict.

Board of Zoning Adjustment
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CASE NO. 21390
EXHIBIT NO. 27

- The subject Property is three-tenths of a mile (0.3 mi.) from the Georgia Avenue and Irving Street NW bus stop and six-tenths of a mile (0.6 mi.) from the Georgia Avenue-Petworth Metrorail station. The subject property is within the service area of shared dockless vehicles and is three-tenths of a mile (0.3 mi.) from the Capital Bikeshare Station at Georgia Avenue and Morton Street NW;
- A Transportation Demand Management (TDM) Plan is not required;
- DDOT supports the requested relief given the constraints of the site, the site's proximity to transit, and the walkability of the neighborhood. The impacts on the transportation network are expected to be minimal.

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 proposed partial front porch demolition and construction of stairs for front yard basement access is within the property line. There are roughly 5.5 feet of retaining wall, staircase, and landscaped area within the public realm which may require the applicant to submit public space construction permits. The Applicant does not have any active public space permit applications in TOPS.

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.

MS:tr