

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *KB for* Meredith Soniat
Associate Director

DATE: February 20, 2026

SUBJECT: BZA Case No. 21415 – 1300 Girard Street, NW

APPLICATION

Robert Kyle Bivens and Jose Duron Milla (collectively, the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a Special Exception from the residential conversion requirements of Subtitle U § 320.2 and rear yard requirements of Subtitle E § 207.1, construct a two-story plus cellar rear addition, and convert to a 3-unit apartment house, an existing semi-detached, three-story plus cellar, principal dwelling unit. The site is located in the RF-1 zone district at 1300 Girard Street, NW (Square 2860, Lot 68) and is not 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 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 of future projects at the property propose elements within District-owned right-of-way the Applicant is required to pursue a public space construction permit. It is noted that the site has a 30-foot Building Restriction Line (BRL) along the 13th 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.

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](#),

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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 two (2) Special trees. DDOT expects the Applicant to coordinate with the Ward 1 Arborist regarding the preservation and protection of existing Heritage and Special trees in bioretention facilities or a typical expanded tree planting space

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:eo