

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
Associate Director *MS*

DATE: June 3, 2026

SUBJECT: BZA Case No. 21430 – 710 Taylor Street NW

APPLICATION

1365 Perry LLC (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 of Subtitle E § 204.1, the rear addition requirements of Subtitle E § 207.5, the penthouse uses requirements of Subtitle C § 1501.1(c), and the residential conversion requirements of Subtitle U § 320.2. These Special Exceptions are sought to construct a third story and a three-story addition to the rear and convert the property to three residential dwelling units. The site is in the RF-1 Zone at 710 Taylor Street NW (Square 3134, Lot 53) and is served by a 15-foot public alley to the south.

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 an approval of the public realm. All elements of the project proposed within District-owned right-of-way or the building restriction area, such as step projections, areaway, and a lead walk, require the Applicant 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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The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning (OP) to discuss the public space comments in this report.

MS:ms