

# 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*  
Kelsey Bridges  
Neighborhood Planning Branch Manager

**DATE:** June 12, 2026

**SUBJECT:** BZA Case No. 21436 – 313 2<sup>nd</sup> Street NE

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#### APPLICATION

St. Joseph's on Capitol Hill Catholic Church, Inc. (the "Applicant"), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant a Special Exception from the subdivision regulations of Subtitle C § 302.1 and an Area Variance from the theoretical subdivision rear yard requirements of Subtitle C § 305.3 to construct a two-story religious building. The site is in the RA-2/CAP Zone at 313 2<sup>nd</sup> Street NE (Square 756, Lots 47, 52, 827, and 828) and is served by a public alley and a curb cut to 2<sup>nd</sup> Street.

#### RECOMMENDATION

Although Subtitle C § 305.3 requires that the site's driveway be at least 24 feet in width, widening the existing 12-foot driveway would be impractical given existing site constraints including buildings, mechanical equipment, and large trees. As a result, given the relative low intensity of the use and dense, historic residential context, the District Department of Transportation (DDOT) 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. All elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space construction permit.

The land on which the new building will be constructed was formerly DDOT alley right-of-way. The Applicant worked with DDOT through the Surveyor's Order process (S.O. #24-00310) to close this alley in exchange for dedicating a piece of land as new alley right-of-way. As a condition of this transfer, the

Board of Zoning Adjustment  
District of Columbia

Applicant was required to pave the newly dedicated alley to DDOT standard for either concrete or brick before the Applicant's Certificate of Occupancy is issued.

The following items proposed in public space will need to be resolved by the Applicant during permitting:

- 2<sup>nd</sup> Street curb cut: the existing curb cut to 2<sup>nd</sup> Street does not meet DDOT design standards. While the site's geometric constraints significantly limit how closely this curb cut can match these standards, since the Applicant already plans to repave the driveway and curb cut, the Applicant should work with DDOT through the public space permitting process to redesign the curb cut to meet these standards as closely as possible.

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.

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.

## **HERITAGE AND SPECIAL TREES**

According to the District's [Tree Size Estimator map](#), there are seven (7) Special Trees within the property and adjacent public space. DDOT expects that the Applicant coordinate with the Ward 6 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 DDOT's Urban Forestry Division, a Tree Protection Plan will be required.

KB:nh