

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
Manager, Neighborhood Planning Branch

DATE: July 2, 2026

SUBJECT: BZA Case No. 21442 – 138 Wilmington Place SE

APPLICATION

Keyline Homes, LLC (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant an Area Variance to the lot dimension requirements of Subtitle D § 202.1 and front setback requirements of Subtitle D § 206.2 and Special Exceptions from the rear yard requirements of Subtitle D § 207.1, side yard requirements of Subtitle D § 208.3, and lot occupancy requirements of Subtitle D § 210.1 to construct a new detached, three-story principal dwelling unit. The site is in the R-2 zone at 138 Wilmington Place SE (Square 6093, Lot 815) 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 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, such as lead walk or steps, 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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EXHIBIT NO. 21

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property has one (1) Special Tree. DDOT expects that the Applicant coordinate with the Ward 8 Arborist regarding the preservation and protection of existing Special 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 UFD, a Tree Protection Plan (TPP) will be required.

KB:eo