

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: May 22, 2026

SUBJECT: BZA Case No. 21445 - 1729 Lamont Street NW

APPLICATION

Mehmet (Onur) Ozlu and Romain Bordes (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests special exceptions from Subtitle E § 207.1, 207.5, and 210.1 to construct a one-story rear addition and one-story garage plus roof deck to an existing, semi-detached, three-story plus cellar, flat. The site is in the RF-1 Zone at 1729 Lamont Street NW (Square 2607, Lot 012) and is served by a 20-foot public alley in the rear.

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. All elements of the project proposed within District-owned right-of-way or the building restriction area, 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.

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property has structural root zones of Special trees on the neighboring property. DDOT expects the Applicant to coordinate with the Ward 1 Arborist regarding the preservation and protection of existing Heritage, 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 Urban Forestry Division, a Tree Protection Plan (TPP) will be required.

MS:tm