

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: April 10, 2026

SUBJECT: BZA Case No. 21446 - 1324 Kenyon Street NW

APPLICATION

S. Michele Swinson (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests special exceptions from Subtitle E § 204.1 and 207.5 and area variance from Subtitle E § 210.1 to construct a front porch with a second story balcony and to construct a three-story rear addition to a three-story plus basement single-family row house. The site is in the RF-1 Zone at 1324 Kenyon Street NW (Square 2848, Lot 842) and is served by a 16-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.

TRANSPORTATION ANALYSIS

Vehicle Parking

The overall parking demand created by the development is primarily a function of land use, development square footage, price, and supply of parking spaces. However, in urban areas, other factors contribute to the demand for parking, such as the availability of high-quality transit, frequency of transit service, proximity to transit, connectivity of bicycle and pedestrian facilities within the vicinity of the development, demographic composition, and other characteristics.

Per Title 11 of the *DCMR*, Subtitle C § 701.5, single dwelling residential properties are required to provide one (1) off-street vehicle parking space. The Applicant is maintaining the existing two (2) off-

street parking spaces in the rear of the property. The parking spaces are accessed through the south-side alley.

Bicycle Parking

Per Title 11 of the *DCMR*, Subtitle C § 802.1, single dwelling residential properties are not required to provide bicycle parking.

Loading

Per Title 11 of the *DCMR*, Subtitle C § 901.1, residential buildings with less than 50,000 dwelling units are not required to provide a loading berth.

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 one Special Tree in the rear of the 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