

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: August 21, 2026

SUBJECT: BZA Case No. 21478 – 912 5th Street NE

APPLICATION

Andrew Cooper (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant Special Exceptions from the following requirements:

- The rear addition requirements of Subtitle E § 207.5;
- The lot occupancy requirements of Subtitle E § 210.1;
- The penthouse requirements of Subtitle C § 1501.1(c); and
- The residential conversion requirements of Subtitle U § 301.1(b) & (e).

The Applicant requests this relief to convert an existing row house into a 3-unit apartment house and construct a penthouse, roof deck, and rear addition. The site is in the RF-1 Zone at 912 5th Street NE (Square 807, Lot 42) and is 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. All elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space construction permit.

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

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- Areaways – the Applicant’s architectural plans show areaways extending into the 5th Street right-of-way (ROW). The Applicant should ensure that these areaways project no further than 7’ into the public ROW.

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](#), the structural root zone of a Special Tree on nearby private property extends into the construction disturbance area on site. DDOT expects that the Applicant coordinate with the Ward 6 Arborist regarding the preservation and protection of this existing Special tree.

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 UFD, a Tree Protection Plan will be required.

KB:nh