

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: September 4, 2026

SUBJECT: BZA Case No. 21483 - 3311 P Street NW

APPLICATION

Three Three One One, LLC and Maria C. Van Den Bussche (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a Special Exception from rear addition requirements of Subtitle D § 207.5 to construct a two-story plus basement rear addition to an existing two-story plus basement principal row dwelling. The site is in the R-3/GT Zone at 3311 P Street NW (Square 1254, Lot 836) 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 the requested relief.

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.

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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21483
EXHIBIT NO. 33

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property is in the tree root zone of one (1) Heritage and two (2) Special Trees on neighboring properties and in the streetscape. DDOT expects the Applicant to coordinate with the Ward 2 Arborist regarding the preservation and protection of existing small street trees.

Heritage Trees have a circumference of 100 inches or more and are protected by the Tree Canopy Protection Amendment Act of 2016. With approval by the Mayor and DDOT's Urban Forestry Division (UFD), Heritage Trees might be permitted to be relocated. As such, the Applicant may be required to redesign the site plan to preserve the Non-Hazardous Heritage 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 (TPP) will be required.

KB:tm