# 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:** September 24, 2026

**SUBJECT:** BZA Case No. 21498 – 1608 27th Street SE

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### APPLICATION

Ronald Briscoe (the "Applicant"), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests an Area Variance from the maximum height and number of stories requirements of Subtitle F § 203.2, to construct a front, rear, and fourth-story addition with a roof deck to a single-family semi-detached house. The site is in the RA-1 Zone at 1608 27th Street SE (Square 5585, Lot 0006) and is served by 15-foot 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. If any portion of this or future projects at the property propose elements within District-owned right-of-way 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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**HERITAGE AND SPECIAL TREES**

According to the District's Tree Size Estimator map, the property has two (2) Special trees. DDOT expects the Applicant to coordinate with the Ward 7 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:ms