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: October 8, 2026

SUBJECT: BZA Case No. 21505 – 316 12th Street NE

APPLICATION

Miles Galbraith and Laura Updegrove (jointly the "Applicant"), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, request the Board of Zoning Adjustment (BZA) grant an Area Variance from the lot occupancy requirements of Subtitle E § 210.1 to construct a second story addition to an existing garage. The site is in the RF-1 Zone at 316 12th Street NE (Square 986, Lot 52) and is served by a 30-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 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. 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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21505
EXHIBIT NO. 21

HERITAGE AND SPECIAL TREES

According to the District's Tree Size Estimator map, the property has a Special Tree in the backyard adjacent to the garage. DDOT expects that the Applicant coordinate with the Ward 6 Arborist regarding the preservation and protection of existing Special trees.

Special Trees are between 40 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 will be required.

KB:nh