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: October 16, 2026

SUBJECT: BZA Case No. 21506 – 5335 Georgia Avenue NW

APPLICATION

RO&LEX, LLC (the "Applicant"), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a Special Exception to the fast food establishment uses of Subtitle U § 513.1(e) to permit a fast food establishment in an existing commercial building. The site is in the MU-4 Zone at 5335 Georgia Avenue NW (Square 2997, Lot 131) 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 may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, 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 or the building restriction area, the Applicant is required to pursue a public space construction permit. The Applicant should coordinate with DDOT to mitigate the potential impact of delivery trips to the site along Jefferson Street NW and Georgia Avenue NW. DDOT is currently constructing bus-only lanes on Georgia Avenue NW which will include making transportation safety improvements to this intersection.

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*,

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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, there is one (1) Special tree which has its critical root zone within the property. DDOT expects the Applicant to coordinate with the Ward 4 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 UFD, a Tree Protection Plan (TPP) will be required.

KB:ms