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
Associate Director

DATE: November 5, 2026

SUBJECT: BZA Case No. 21517 – 9 Hillyer Court NW

APPLICATION

International Arts & Artists and the Cosmos Club (jointly the "Applicant"), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant a Special Exception from the alley lot use requirements of Subtitle U § 601.1 to permit a private club use, in an existing, detached, two-story commercial building on an alley lot. The site is in the RA-2/DC Zone at 9 Hillyer Court NW (Square 66, Lot 807) and is directly served by a 20-foot public alley.

RECOMMENDATION

The proposed private club use of the Property would otherwise be permitted as a matter-of-right in the RA-2/DC Zone if the property were not an alley lot. The public alley fronting the site is part of a larger system of shared private alleys on the block, partially controlled by the Applicant.

The District Department of Transportation (DDOT) has reviewed the application materials, including the Applicant's October 2, 2026, Transportation Statement (Exhibit 19C) and has determined that the alley network is sufficient to accommodate the site's access needs, and the proposed relief 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 or the building restriction area, the Applicant is required to pursue a public space construction permit.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21517
EXHIBIT NO. 22

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.

HERITAGE AND SPECIAL TREES

According to the District's Tree Size Estimator map, there is one (1) Special Tree on a neighboring property whose structural and critical root zones extend onto the property. DDOT expects that the Applicant coordinate with the Ward 2 Arborist regarding the preservation and protection of this existing Special Trees and other nearby 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:eo