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, Planning and Sustainability Division

DATE: November 25, 2026

SUBJECT: BZA Case No. 21526 – 2427 Chain Bridge Road NW

APPLICATION

Kleber Ribeiro dos Santos (the "Applicant"), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests a Special Exception from the driveway access width requirements of Subtitle C § 711.5 to expand an existing driveway and construct additions to the front and side yard. The site is in the R-1B Zone at 2427 Chain Bridge Road NW (Square 1415E, Lot 13) 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. Ordinarily, DDOT would request that the existing driveway apron in public space be reduced to the standard of eight to 10 feet in width, but it is noted that there are approved public space permits for the driveway apron and permeable pavers in the public space along Chain Bridge Road NW.

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. It is noted that the site has approved public space permits (including TOPS #80356 and #83553) for the permeable pavers in public space. If the Applicant proposes any alterations in public space, they should apply for public space permit.

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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, the property overlaps with the structural root zone of three (3) Special trees. DDOT expects the Applicant to coordinate with the Ward 3 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