

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Ron Barron, Case Manager
Joel Lawson, Associate Director Development Review
DATE: August 30, 2024

SUBJECT: BZA Case 21176 (OP Preliminary Report): Request for special exception relief to allow construction of a rear addition, to an existing, detached, two-story with basement, principal dwelling unit in the R-1B zone at 6629 Piney Branch Road, NW.

The applicant is proposing to construct a rear addition to an existing two-story principal dwelling unit in the R-1B zone, which requires rear yard and lot occupancy special exception relief. However, the proposed additions are substantially within public space, requiring review and approval from the Public Space committee. The public space review process may result in significant changes to the proposed design, and OP has advised the applicant that some resolution of these issues is, in this case, needed prior to a review of any zoning relief needed due to the extent of the proposed encroachments.

OP is therefore unable to complete a zoning analysis until public space issues have been resolved. OP will continue to work with the applicant and will submit a supplemental support with analysis and recommendation once that happens.