

**PRELIMINARY REPORT**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Michael Jurkovic, AICP, Development Review Specialist  
JL Joel Lawson, Associate Director Development Review  
**DATE:** January 24, 2025

**SUBJECT:** BZA Case 21216; Request for Area Variances to allow lot line adjustments at 418 & 422 Franklin Street NE and 2804 5th Street NE, and Special Exception relief to allow three two-family flats with habitable penthouses.

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Office of Planning (OP) staff met with the applicant's representatives on January 23, 2025, to discuss questions about the scope of necessary relief to construct the project as shown in the submitted plans. Per the Office of Planning's (OP) communication with the applicant, it is our understanding that they intend to submit revised documents to the record.

OP will provide a report with analysis and recommendation prior to a public hearing, based on an updated information when provided by the applicant.