

**PRELIMINARY MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Philip Bradford, AICP, Case Manager  
*JL* Joel Lawson, Associate Director Development Review  
**DATE:** January 31, 2025

**SUBJECT:** BZA Case 21226: Request for special exception relief to permit a three-story rear addition and third story with roof deck to an existing row dwelling at 1206 Staples Street NE.

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This application is to allow the development of a third story with roof deck, and a three story with basement rear addition and to convert to a flat, in an existing, attached, two-story with basement principal dwelling unit in the RF-1 zone. The applicant is requesting special exception relief from the following:

- Penthouse Uses Requirements of Subtitle C § 1501.1(b)
- Penthouse Setback Requirements of Subtitle C § 1504.1(b)
- Rooftop or Upper Floor Elements of Subtitle E § 204.1
- Rear Yard Requirements of Subtitle E § 207.1
- Rear Addition Requirements of Subtitle E § 207.5
- Lot Occupancy Requirements of Subtitle E § 210.1

OP has contacted the applicant requesting additional information needed to complete a review of the proposal. At the writing of this memorandum, OP has not yet received a response and the applicant has not provided new information to the record. OP will file analysis and a recommendation in a supplemental report once the applicant has submitted the requested information to the record.