



PRELIMINARY MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Philip Bradford, AICP, Case Manager
JL
Joel Lawson, Associate Director Development Review
DATE: March 21, 2025

SUBJECT: BZA Case 21263: Request for special exception relief to allow a rear covered deck addition to an existing detached two-story with basement principal dwelling unit in the R-1B zone.

The application is to allow the development of a covered deck in the rear yard of an existing detached two-story with basement principal dwelling unit in the R-1B zone. The applicant is requesting special exception relief from the following:

- Lot Occupancy Requirements of Subtitle D § 210
- Accessory Building Area Requirements of Subtitle D § 5003.1
- Accessory Building Rear Yard of Subtitle D § 5004.1(a)

OP is in communication with the applicant regarding additional information and possible modifications to the proposal. OP will file analysis and a recommendation in a supplemental report once the applicant has submitted new information to the record.