

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Philip Bradford, AICP, Development Review Specialist
JL Joel Lawson, Associate Director for Development Review

DATE: August 28, 2025

SUBJECT: BZA Case 21334 — Use Variance and Special Exception to permit an outdoor dining area at an existing semi-detached two-story restaurant in the RF-1 zone.

The Applicant, Della Barba Company, requests a Use Variance and Special Exception review to permit a new outdoor dining area at the existing restaurant zoned RF-1.

The Office of Planning (OP) is unable to complete its report at this time, as the Applicant has not provided responses to clarification issues raised by OP. The additional information requested includes:

1. What is the number of required parking spaces generated by the outdoor dining area? Revise the Zoning Self Certification Form and Burden of Proof to clearly state the amount of parking spaces requested for reduction through special exception.
2. Clarify whether the request is for a Use Variance from the requirements of U § 320.1(a) or Area Variance from C § 204.9(b).

OP will be able to provide a report with a recommendation and analysis as soon as the information is provided to the record.