



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *PB* Philip Bradford, AICP, Development Review Specialist
Radhika Mohan, AICP, Deputy Director Development, Design, and Preservation

DATE: January 15, 2026

SUBJECT: OP Supplemental Report - BZA Case 21334 - Special Exception to permit an outdoor dining area at an existing semi-detached two-story restaurant at 1382 East Capitol Street, NE, in the RF-1 zone.

The Applicant, Della Barba Company, requests Special Exception relief to permit a new outdoor dining area for an existing restaurant at 1382 East Capitol Street, NE in the RF-1 zone. At the November 19th, 2025 public hearing, the BZA informed the Applicant that special exception relief, pursuant to the corner store provisions of Subtitle U § 254.14, was required. The BZA requested an updated Form 135 - Zoning Self-Certification and updated burden of proof to be submitted by January 7, 2026. The Applicant provided the revised Form 135 – Zoning Self-Certification form on January 7, 2026, in the record as [Exhibit 46](#). The updated burden of proof was provided after the deadline on the afternoon of January 20th, the day prior to the OP deadline for a supplemental report. Due to this timing, OP does not have sufficient time to review and analyze the new information and write a supplemental report prior to the January 21st deadline.

OP will provide a report with analysis and recommendation as soon as possible before the hearing January 28th.

