

**PRELIMINARY MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Shepard Beamon, Development Review Specialist  
JL Joel Lawson, Associate Director Development Review

**DATE:** September 17, 2025

**SUBJECT:** BZA Case 21346, Request for area variance and special exception relief to permit a rear deck on an existing two-story plus basement row dwelling at 1130 4<sup>th</sup> Street NW.

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The applicant for this case is requesting area variance relief from maximum lot occupancy and special exception relief from the minimum rear yard requirements to facilitate a rear addition (deck) in the required rear yard.

OP is continuing to assess the application and the relief requested, including discussions with the applicant and how the requested relief may be impacted by potential pending zoning text amendments. OP will submit a supplemental report with analysis and recommendation prior to the BZA Public Hearing.