

PRELIMINARY MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Joshua Mitchum, Development Review Specialist
JL Joel Lawson, Associate Director, Development Review

DATE: November 7, 2025

SUBJECT: BZA Case 21375: Request for an area variance to construct a detached, two-story garage with second-story accessory dwelling in the rear of an existing, detached, two-story principal dwelling in the R-2 Zone.

The Office of Planning (OP) has reviewed BZA Application No. 21375, which requests an area variance to construct a detached, two-story garage with a second-story accessory dwelling in the rear of an existing, detached two-story principal dwelling in the R-2 Zone. At this time, OP does not have sufficient information to provide analysis or make a recommendation.

OP continues to work with the applicant to address issues including the type of relief required and ways to reduce the amount of relief that may be required. While the communications with the applicant have been positive and the applicant has agreed to make these changes, they have not been entered to the record as of this date. The applicant is also waiting for an updated referral memo from the Zoning Administrator.

OP will continue to work with the applicant to resolve these issues, and will provide a report with analysis and recommendation prior to the hearing date if the issues are resolved and the requirement information is provided to the record.