



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: *JL* Philip Bradford, AICP, Development Review Specialist
Joel Lawson, Associate Director for Development Review

DATE: December 1, 2025

SUBJECT: BZA Case 21391 — Special Exception to construct an accessory apartment on the second story of an existing accessory garage building located in the rear of an existing, attached, two-story plus basement, principal dwelling unit in the RF-1 zone.

OP is currently working with the applicant to resolve concerns with the project, including that it may result in additional relief. OP will provide a report with a recommendation and analysis prior to the hearing date.