

**PRELIMINARY MEMORANDUM**

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

**FROM:** Joshua Mitchum, Development Review Specialist  
*KT for* Radhika Mohan, Deputy Director, Development, Design & Preservation

**DATE:** January 16, 2026

**SUBJECT:** BZA Application 21399: Request for special exception relief to construct a rear deck addition off of the ground floor of an existing, detached, three-story w/ cellar principal dwelling unit in the R-1B Zone.

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The Office of Planning (OP) has reviewed BZA Application No. 21399, which requests special exception relief to construct a rear yard deck addition off of the ground floor of an existing principal dwelling in the R-1B Zone. At this time, OP does not have sufficient information to provide analysis or a recommendation to the BZA.

OP continues to work with the Applicant to address outstanding questions regarding the areas of relief required for the proposal. While communications with the Applicant have been positive, the necessary information has not yet been submitted to the record as of the date of this memorandum. OP is also coordinating with the Department of Buildings (DOB) to better determine the extent of relief needed for the subject application.

OP will continue to work with the Applicant to resolve the issues regarding the application and will provide a full report with analysis and a recommendation prior to the hearing date, should the issues be resolved and the requisite information submitted into the case record.