

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: JL Joel Lawson, Associate Director Development Review
Karen Thomas, Development Review Specialist
DATE: September 2, 2022

SUBJECT: BZA Case 20779 (1224 Brentwood Road, N.E.) to construct a new, detached, three-story with cellar, penthouse, and roof deck, 4-unit apartment house in the RA-1 zone.

The Office of Planning (OP) cannot make a recommendation on the subject application at this time, as it awaits additional information from the Applicant, including the following:

- Landscaping and grading plans;
- Material use of the façade; and
- Confirmation of whether the side yard is sufficient, as it appears that the height of the building would require a side yard of approximately 11-feet.

The applicant has agreed to provide this information to the record, but as of the date of this report, it has not been filed. As such, OP is not able to provide analysis or a recommendation at this point. If the information is provided to the record prior to the scheduled public hearing, OP will submit a supplemental report with analysis and a recommendation.