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**Subject:** RE: 1842 and 1844 Monroe St NW Side Yard  
**Importance:** High

Marty Sullivan, Cliff Dixon, Barrett Evans, and Ralph Cunningham:

I appreciate your patience on this challenging issue. Here is our analysis, as based on the plat for 1842 and 1844 Monroe St NW [attached] and information about the abutting properties at 1840 and 1850 Monroe St NW:

- 1842 Monroe - the right building in the plat/eastern side - will be attached to the existing wall on/straddling the property line with 1840 Monroe - which will be a common division wall;
- 1842 Monroe will also be attached to a common division wall to be constructed on the west side of the lot and shared with 1844 Monroe
  - therefore 1842 Monroe does NOT have a common division wall "problem" and so will be able to be built as an attached flat
- 1844 Monroe will be attached to the common division wall to be constructed on its east side and shared with 1842 Monroe
- BUT - 1844 Monroe will NOT be attached to the existing wall on its western lot line; instead it is proposed that 1844's west wall extend up to the property line.
- 1850 Monroe, the property to the west of 1844 Monroe, is a detached building with a ~25' +/- side yard bordering 1844 Monroe.
  - Therefore there is no existing wall along the 1844/1850 Monroe property line, and so 1844 Monroe will only be attached on one side lot line (with a common division wall with 1842 Monroe).

As a result, 1844 Monroe MUST have a side yard on its west side per E-307.1, shared with 1850 Monroe.

Please let me know if you have any questions.

Matthew Le Grant  
Zoning Administrator- DCRA  
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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19613  
EXHIBIT NO.4B