

## MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Jonathan Kirschenbaum, Case Manager  
Joel Lawson, Associate Director Development Review  
**DATE:** January 8, 2019

**SUBJECT:** Supplemental Report for BZA Case 19831 (4813 Jay Street, NE) to permit the construction of a new semi-detached single-family house on an existing lot of record.

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### **I. BACKGROUND**

For this case, OP had originally filed a report (Exhibit 36) recommending approval of requested side yard related relief, based on the plans and application filed to the record (Exhibits 1-7).

At the November 14, 2018 public hearing for this case, the applicant presented revised plans to the Board for a two-story row building that would span across the entire width of the lot with no side yards (Exhibit 43), which would require side yard relief. OP stated on the record at the public hearing that it did not recommend approval of this proposal because row buildings (buildings with no side yards) are not permitted in the R-2 zone. The Board requested that the applicant work with OP to determine if there were any alternative design solutions that could be proposed.

### **II. OFFICE OF PLANNING RECOMMENDATION**

The applicant subsequently consulted with OP, and submitted revised plans and justification for a two-story (plus basement) single-family semi-detached house with a 3'-8" side yard (Exhibit 54). As semi-detached house is consistent with the zone.

OP recommends **approval** of the applicant's revised proposal, which closely reflects the proposal originally submitted and reviewed and which OP supported.