

March 10, 2021

Via JZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Prehearing Submission - BZA Case No. 20429 – 411 New Jersey Avenue, SE

Dear Members of the Board:

On behalf of the Applicant, please find enclosed updated plans, an updated plat, a prehearing statement and an updated self-certification. The Applicant has eliminated two areas of relief: (1) area variance for lot width; (2) area variance for side yard. The Applicant confirmed that because the proposed building touches the side lot line at a point and does not extend for the full depth of the building, it creates a court, and there is no side yard.¹ There is no minimum court requirement for a flat in the RF-3 zone. Accordingly, the project does not require side yard relief.

Regarding lot width relief to subdivide, the property is in the RF-3 zone, where two units (flat) is permitted as a matter-of-right. The goal of the subdivision was to create two new record lots for ownership purposes. As the project only contemplates two units, the subdivision relief is being removed, since the use can be done by-right, without the subdivision. The project itself (overall building footprint and design) is not changing, but there have been some minor internal floor plan changes. The project description (two single-family dwellings vs. a flat) and areas of relief are being modified. The materials have been updated to reflect those modifications and these changes have been presented to the ANC.

¹ Yard, Side: A yard between any portion of a building or other structure and the adjacent side lot line, extending for the full depth of the building or structure.

Respectfully Submitted,

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CERTIFICATE OF SERVICE

I hereby certify that on March 10, 2021, an electronic copy of this Prehearing Submission was served on the following on behalf of the Applicant, MADM DEVELOPMENT LLC.

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