

# 411 New Jersey Avenue, SE

BZA CASE NO. 20429

MADM DEVELOPMENT, LLC

MARCH 31, 2021



Board of Zoning Adjustment  
District of Columbia  
CASE NO.20429  
EXHIBIT NO.45A1

# Overview and Requested Relief

- PDR-5/RF-3 Zone (House on RF-3 portion; Parking on PDR-5 portion)
- Currently unimproved; Proposing new 3-story flat (2-units)
- Unanimous ANC Support (Ex. 6B)
- OP recommends approval of remaining relief (Ex. 35)
- Architect of the Capitol has no objection (Ex. 38)
- CFA and HPRB granted concept approval (Ex. 12-13)
- DDOT has no objection (Ex. 36)
- **Note: all variance requests were eliminated**



| Item                              | Regulation  | Proposed            | Type of Relief    |
|-----------------------------------|---|---------------------|-------------------|
| “Ten Foot Rule” (E § 205.4)       | Cannot extend more than 10 ft. past adjoining buildings | <b>21 feet past</b> | Special Exception |
| Height (E § 503.2)                | 35 ft. max.   | <b>35 ft. 6 in.</b> | Special Exception |
| Railing Setbacks (C § 1502(b)(c)) | NA  | <b>NA</b>           | Special Exception |

# 411 NEW JERSEY RESIDENCES

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SQUARE: 0693 | LOT: 0096

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existing streetscape along New Jersey Ave. SE



PROPOSED SITE

aerial plan view of property



existing condition - street view



existing condition - party wall



existing condition - alley view



*park view*



*site and adjacent rowhouse*



*alley looking north*



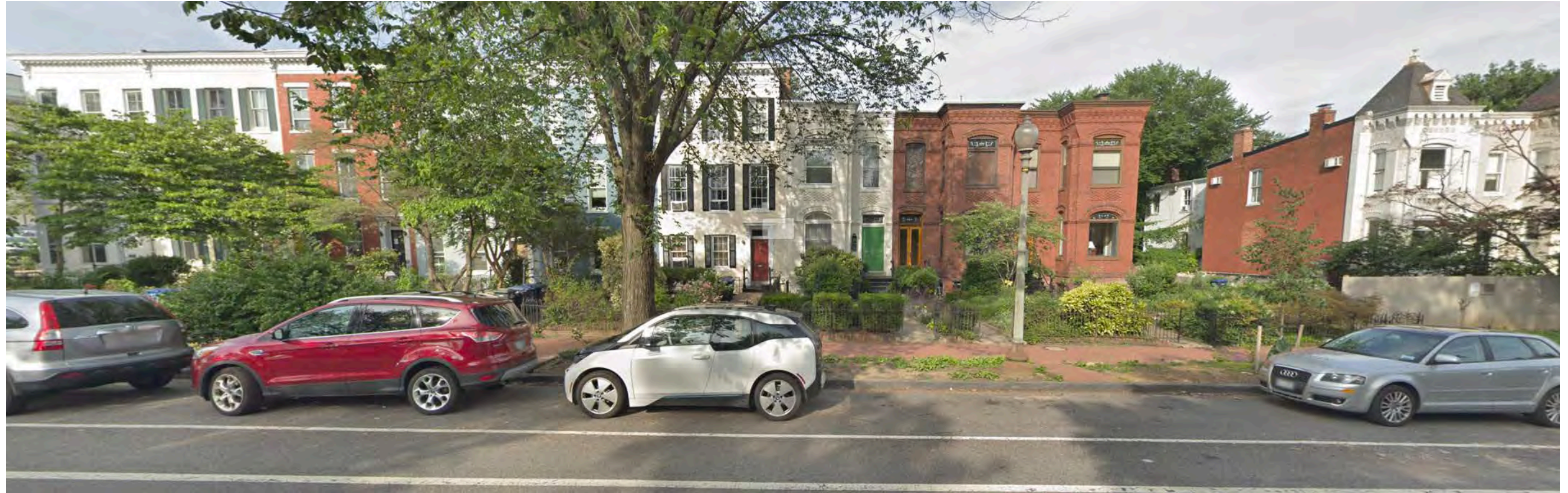
*structure in alley to south*



*structure in alley to southwest*



*view southwest along railroad tracks*



*opposite street view along New Jersey Ave. SE*



*Ivy Street- south view*



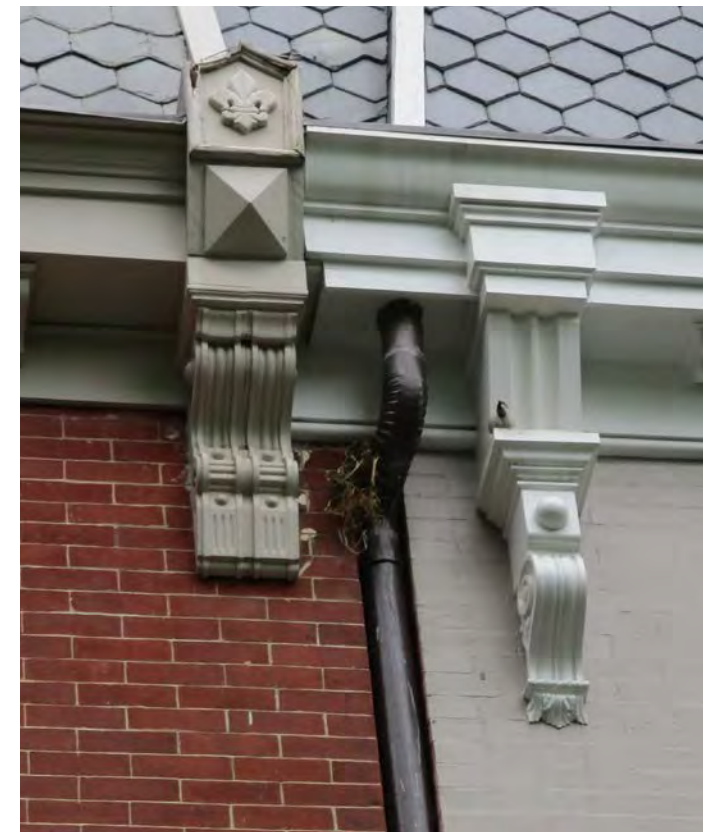
*railway and tunnels to northwest*



*ironwork details*



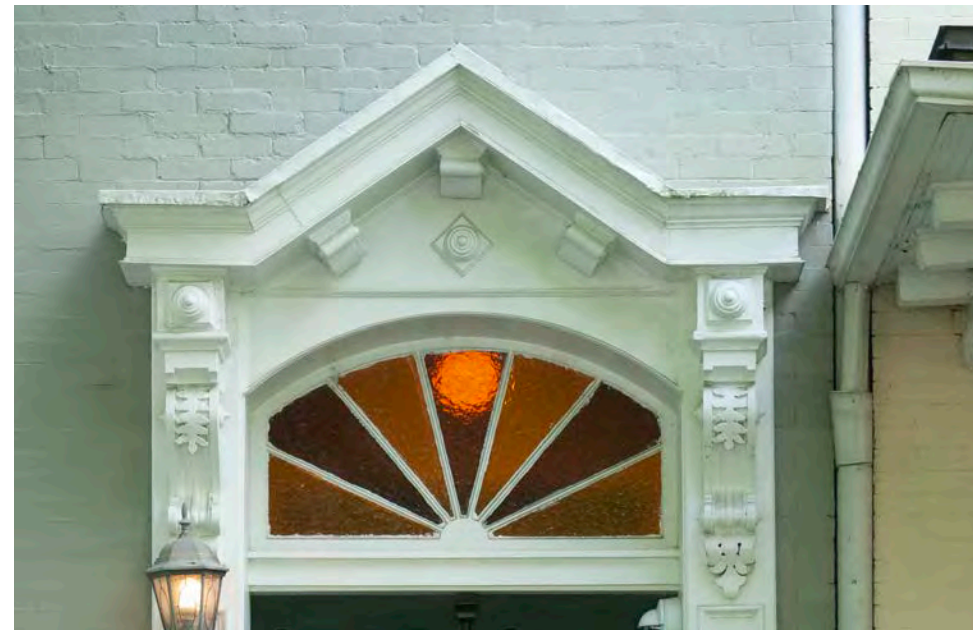
*mansard roof details*



*cornice details*



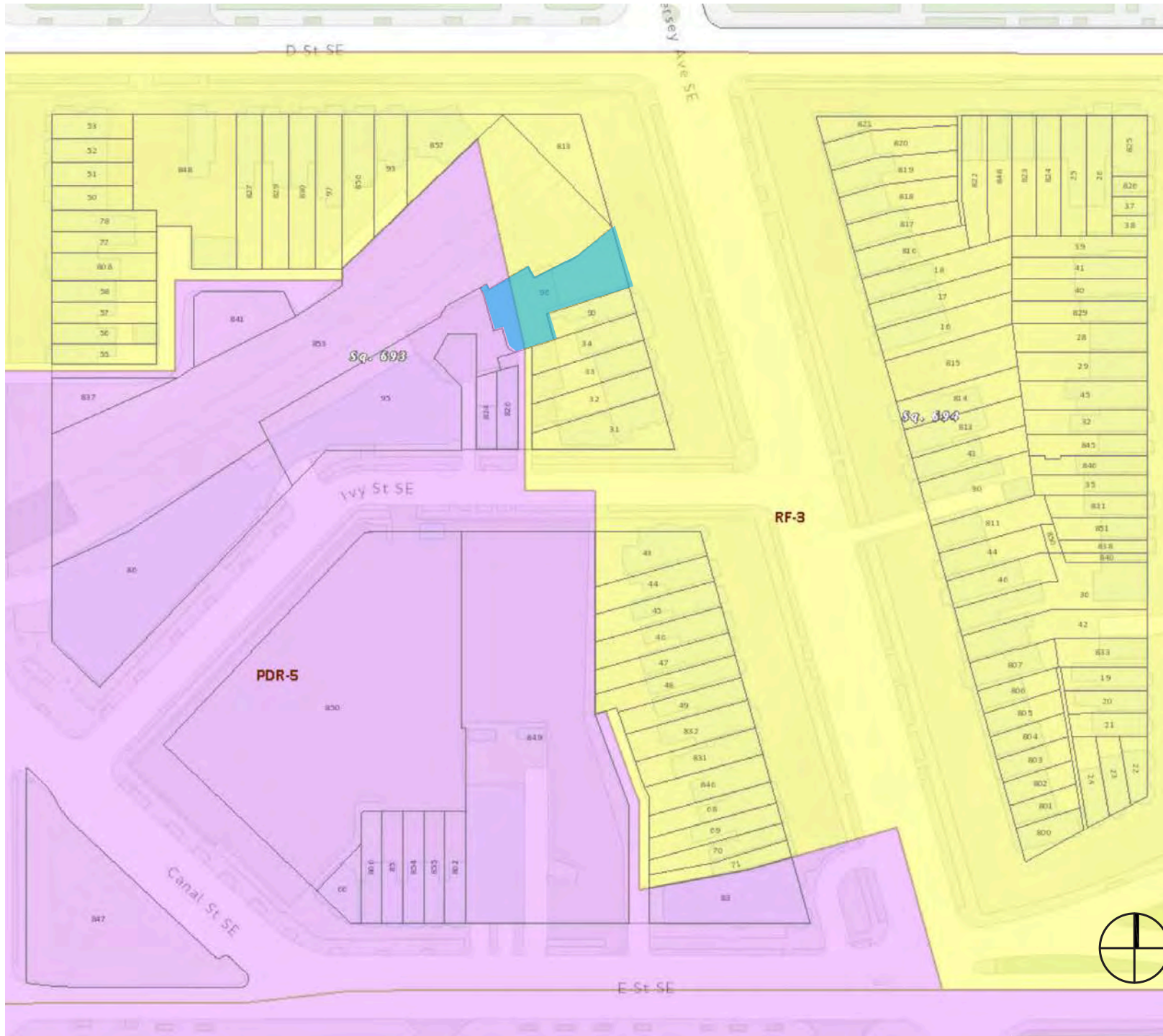
*bay window detail*



*front entry detail*

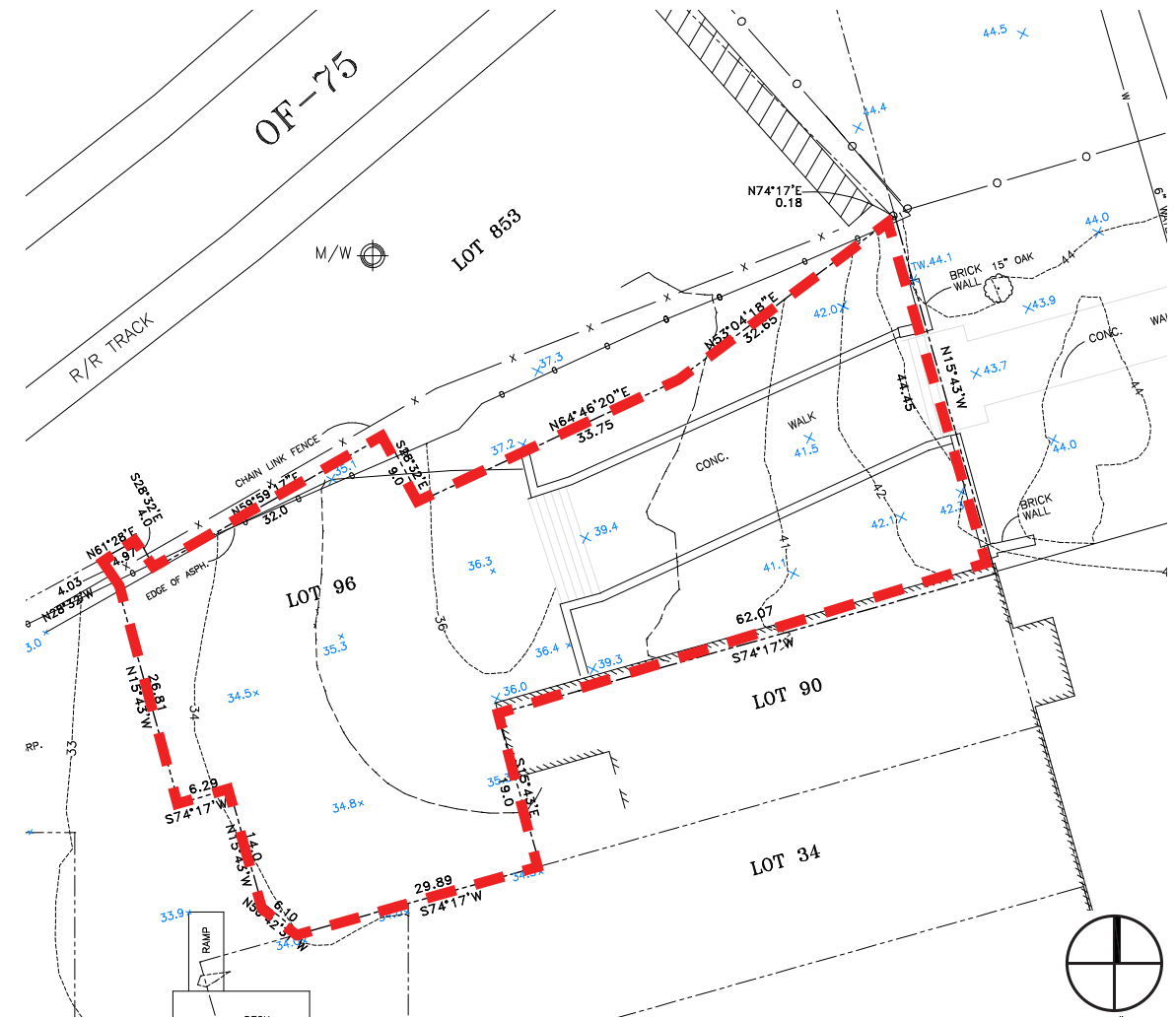


*bay detail*



**ZONING MAP FOR PROPOSED SITE**

EXISTING ZONING: RF-3 AND PDR-5  
 LOCAL ANC: 6B  
 HISTORIC DISTRICT: CAPITOL HILL  
 CFA DISTRICT: SHIPSTEAD-LUCE



**LOT INFORMATION**

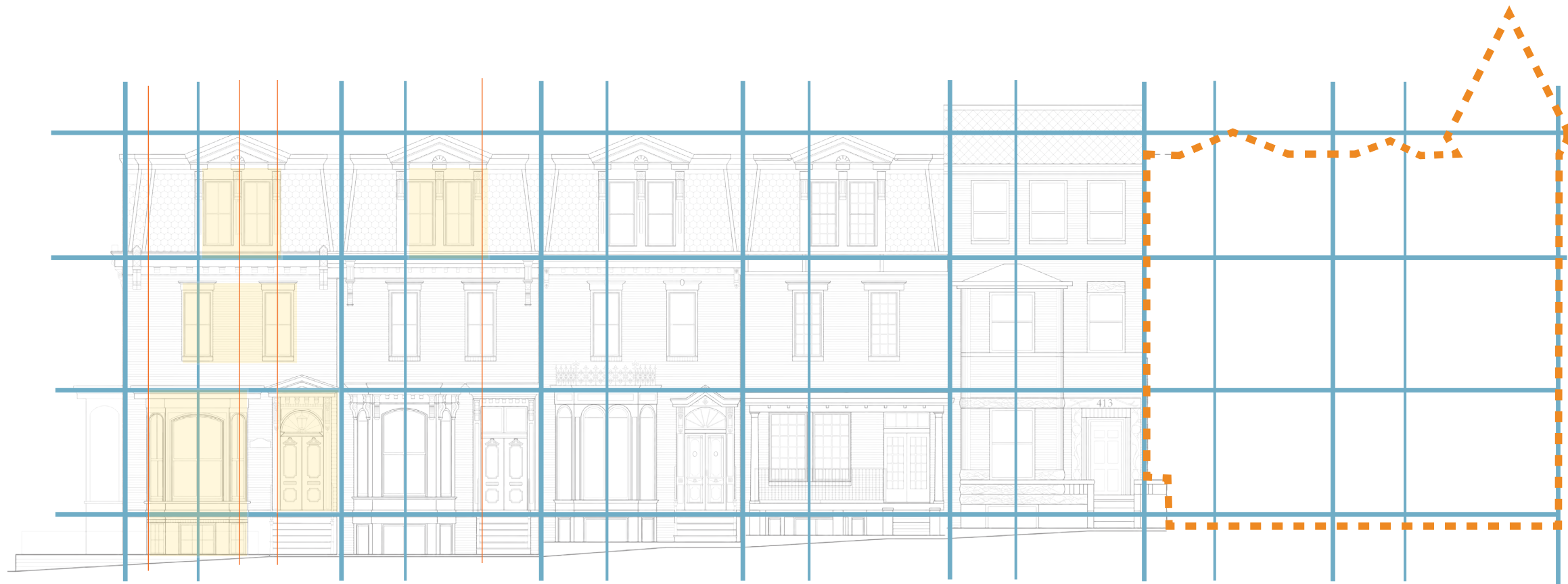
SQUARE: 0693  
 LOT: 0096  
 LOT AREA: 4005 sf.  
 PROPOSED LOT COVERAGE: 2,285SF.  
 PROPOSED STORIES: 3 STORIES  
 PROPOSED BUILDING HEIGHT: TBD (NOT IN EXCESS OF 40FT.)

DESCRIPTION: THE PROPOSED DESIGN WOULD PROVIDE TWO NEW THREE STORY SINGLE-FAMILY ROWHOMES IN A SIDE BY SIDE DUPLEX CONFIGURATION DESIGNED AND BUILT AS ONE PROPOSED RESIDENTIAL BUILDING.



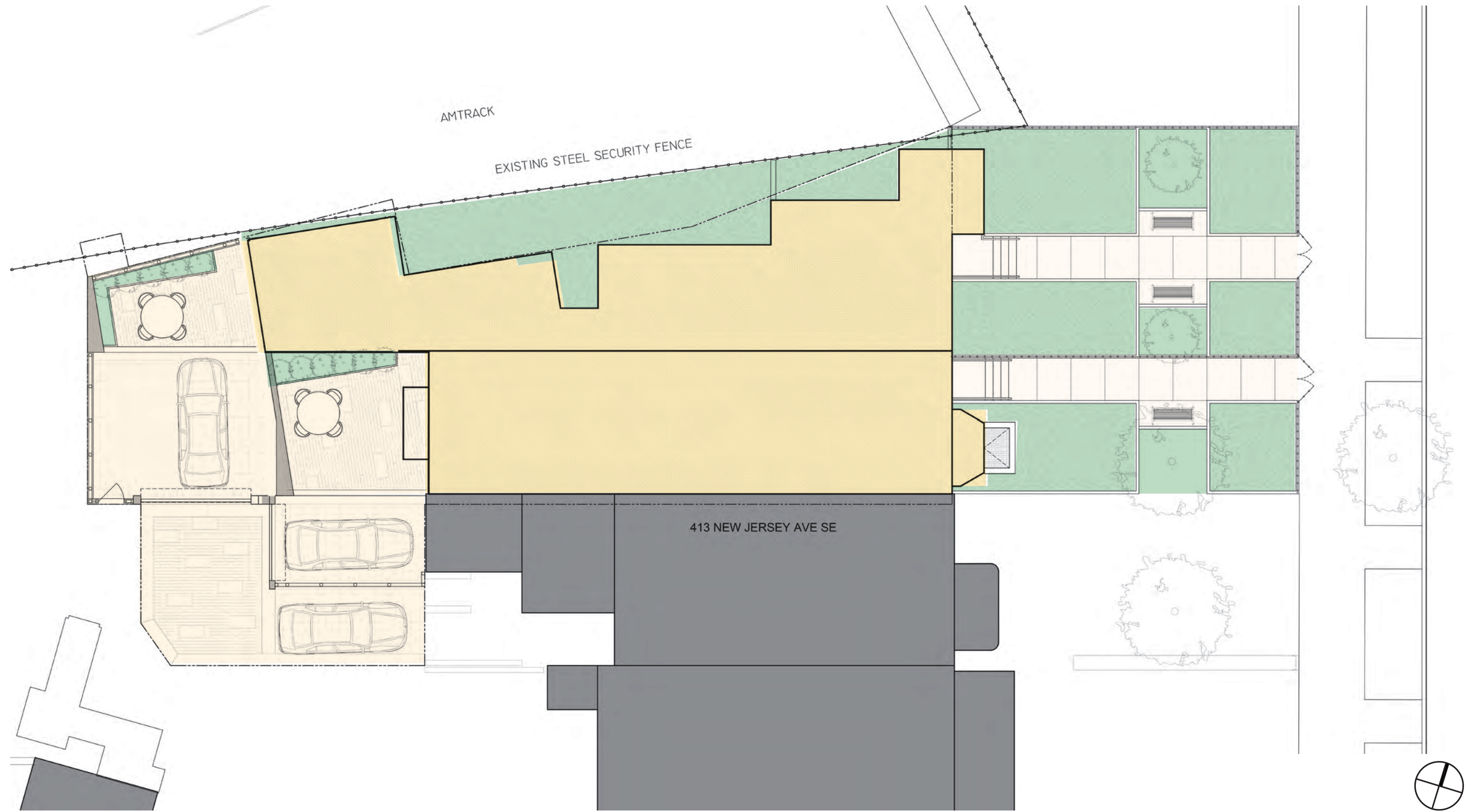


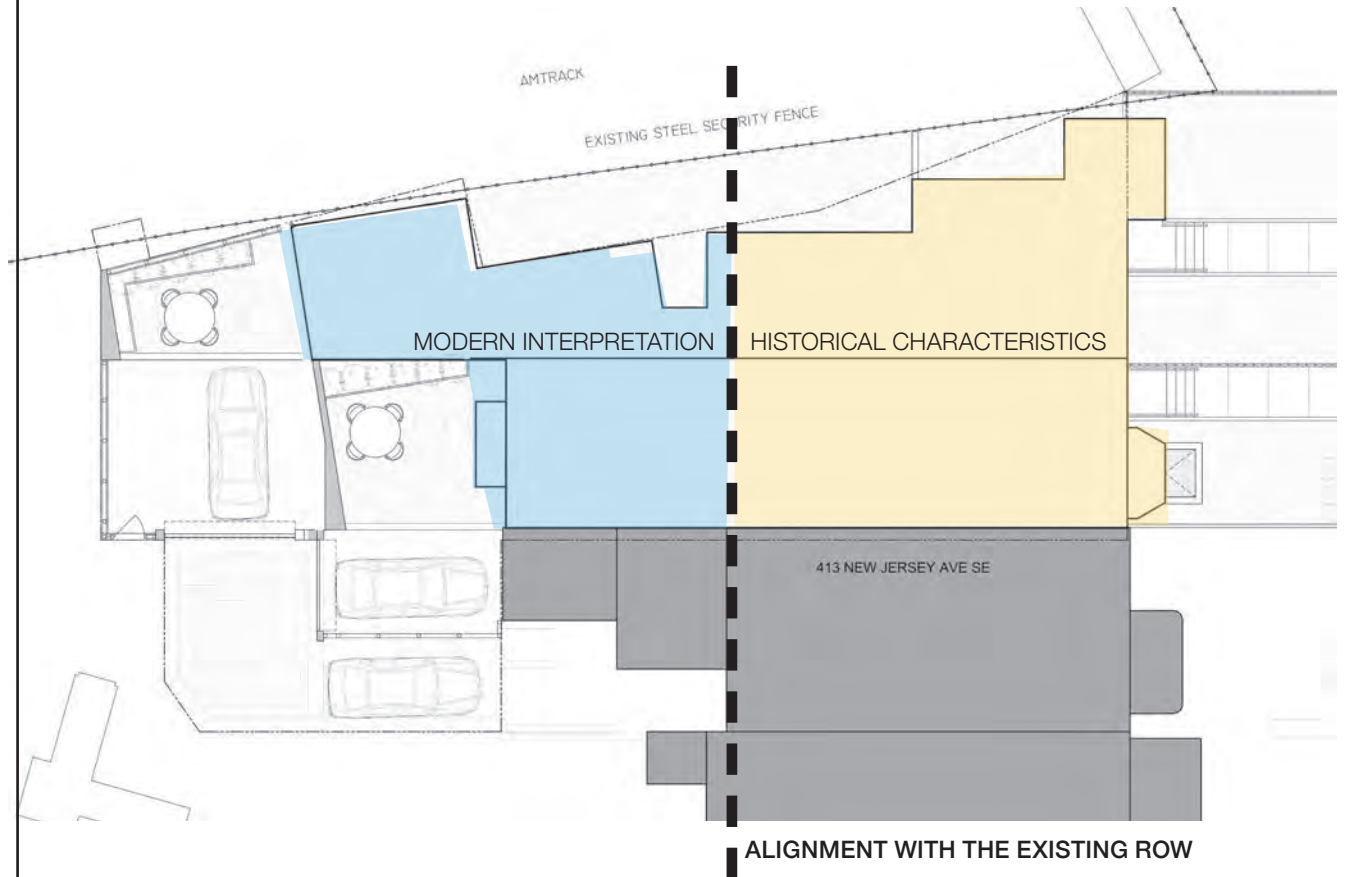




**PROPORTION, RHYTHM, MASSING, SCALE DIAGRAMS**

SCALE : NTS





## PROPOSED

THE OVERALL PROPOSED DESIGN FOR THE FLAT, WHICH APPEARS AS TWO SIDE BY SIDE SINGLE FAMILY DWELLINGS REPRESENTS A UNION BETWEEN THE TRADITIONAL VICTORIAN STYLE OF THE ROW HOMES CURRENTLY ALONG NEW JERSEY AVE. AND A MODERN REPRESENTATION OF THE MORE INDUSTRIAL AND GRITTY CHARACTERISTICS OF THE ALLEY TO THE REAR OF THE PROPERTY. THE FRONT FACADE ALIGNS ITSELF WITH THE RHYTHM AND SITE LINES

OF THE EXISTING STREET-SCAPE TO CREATE A CONTINUITY OF THE HISTORICAL ELEMENTS OF THE STREET. A TOWER IS ESTABLISHED ALONG THE CORNER TO PROVIDE A STRONG TERMINATION TO THE STREET-SCAPE. THE SAME LANGUAGE CONTINUES ALONG THE SIDE ELEVATION UNTIL REACHING THE ALIGNMENT OF BACK OF THE VOLUMES FROM THE REST OF THE ROW ALONG THE STREET. FROM THERE, A GLASS BREAK HAS BEEN IMPLEMENTED TO SEPARATE THE HISTORICAL DESIGN FROM THE MODERN DESIGN ALONG THE REAR. A MORE MODERN LANGUAGE READS ACROSS THE REMAINDER OF THE SIDE ELEVATION AND BECOMES FULLY INTEGRATED INTO THE REAR FACADES OF BOTH ROW HOMES. CHANGES IN MATERIALITY, APERTURE, ALIGNMENT, BUILDING VERNACULAR, AND OVERALL AESTHETIC HELP TO PROVIDE A DISTINGUISHED DIFFERENCE BETWEEN THE REVERENT TRADITIONAL PORTION OF THE HOMES ALONG THE FRONT, AND THE MODERN EXPRESSION OF THE HOMES ALONG THE REAR.

EXISTING STREETScape

NEW STRUCTURE



**FULL STREET ELEVATION**  
SCALE : 3/32" = 1'-0"