



**M<sup>2</sup> Real Estate**

April 5, 2018

2018 APR 10 AM 9:43

via IZIS

Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 200S  
Washington, DC 20001

**Re: Support Letter for Zoning Commission Case No. 17-23.**

Dear Members of the Commission:

I am writing in support of the proposed text amendment known as Zoning Commission Case No. 17-23. I am the Principal of M2Trinidad LLC, owner of the Property located at 1155 16<sup>th</sup> Street, LLC. I recently submitted a subdivision application in order to subdivide the property into five new lots measuring 19.8 ft. in width.

When I began this project, it was my understanding that I was permitted to build a dwelling on each new lot spanning lot line to lot line. And, in fact, I received a zoning determination letter from DCRA acknowledging my plan for subdivision and construction of row dwellings. I was recently informed that DCRA would not approve one of the proposed row dwellings without a side yard, as it's easternmost lot line abuts the rear lot line of the adjacent property, and not an actual wall of a building. The property is located in a row dwelling district and all of the other properties in the area are row dwellings (spanning lot line to lot line). From a zoning and planning standpoint, it would not make sense to force only one property on an entire block of row dwellings to have a side yard, or large openings in the middle of a row house block. It would also not make sense to provide a side yard for a lot measuring 19.8 ft. in width.

I urge you to move forward with this correction.

Regards,

Mark Mlakar  
Principal of M Squared Real Estate, LLC  
Principal of M2Trinidad, LLC