

# ARCHITECT OF THE CAPITOL ACTION

March 24, 2021



## CAPITOL (CAP) INTEREST OVERLAY

AOC File No. 21-02

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*Submission of*

**MADM Development INC. Special Exception:**

Pursuant to Chapter 9 of Subtitle X of Title 11 of the District of Columbia Municipal Regulations (“DCMR”), for Special Exception Relief pursuant to Subtitle E-5201 and E-5202, and in particular to E § 205.4 Rear Extension Requirement; 10 feet required, 11 feet 8 inches proposed; E § 503 Height; 35 feet max.. 35 feet 6 inches proposed; C § 1504 (C § 1502(b) and 1502(c)) Penthouse Setback Requirements to construct two new principal dwellings at 411 New Jersey Ave Street, SE, Lot 0693, Square 0096, Washington, D.C. 20003, in the Capitol Precinct Residential Flat Zone and PDR zone (RF-3 and PDR-5).

*Approximate Hearing Date: March 31, 2021*

BZA Application No. **20429**

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*Architect of the Capitol Action requested by the Board*

Review and report on building plans pursuant to DCMR 11, Subtitle E § 5202

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**Board of Zoning Adjustment for the  
District of Columbia  
2<sup>nd</sup> Floor Suite 210 441 4<sup>th</sup> Street, NW  
Washington, D.C. 20001**

Chair and Members of the Board:

Pursuant to its authority granted under 11-E DCMR § 5202 and, in particular § § 5202.1 and 5202.2 to review and report on Special Exceptions in the Capitol Hill Historic District (RF-3 and PDR-5) zones, the **Architect of the Capitol** has found that the proposed relief requested under Subtitle E §§ 5201.1 and 506.1 for special exceptions needed for the proposed two new dwellings on a vacant lot at 411 New Jersey Avenue, S.E., Washington, D.C. 20003 **are not inconsistent** with the intent of the RF-3 and PDR-5 zone districts and **would not** adversely affect the health, safety, and general welfare of the U.S. Capitol Precinct and area adjacent to this jurisdiction and **is not inconsistent** with the goals and mandates of the United States Congress as stated in 11-E DCMR § 5202.1. The **Architect of the Capitol** has no objections to this application. **The Applicant, however, is still responsible for meeting the burden of proof associated with the relief requested, satisfying any requested variance criteria, and not impacting the adjacent neighbors.**

Sincerely,

Michael G. Turnbull, FAIA  
Assistant Architect of the Capitol

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20429  
EXHIBIT NO.38