

27 November 2018

VIA Interactive Zoning Information System (IZIS)

DC Board of Zoning Adjustment  
Frederick Hill, Chairman  
441 4th St NW # 200  
Washington, DC 20001

Re: BZA 19757 | 1201 Staples St NE

The Applicant is objecting to the recent ANC5D filing (Exhibit 60) regarding a request for postponement. At last hearing on 3 October 2018, the Applicant requested a third postponement from the Board of Zoning Adjustment. The Board granted the Applicant's request and scheduled the hearing for 28 November 2018. The Applicant has been actively working with the adjacent neighbor at 1203 Staples on a revised design that addresses their concerns, and have finally reached a compromise that is ready for presentation to the Board.

Immediately after the 3 October 2018 hearing, the Applicant contacted the Single-Member District (SMD) Commissioner. A request was made to present at the next SMD subcommittee meeting, likely in October (see attachment). The SMD subcommittee meeting would have been scheduled in advance of the November ANC meeting. No response was received from either the SMD commissioner or any other ANC representative regarding the SMD subcommittee meeting for either October or November.

The Applicant attended the most recent ANC meeting on 13 November 2018 and provided an update on the revised design and positive discussions with the adjacent neighbor. The ANC requested that the Applicant present the revised design to the SMD subcommittee prior to the next ANC meeting scheduled for Tuesday, 11 December 2018. However, the ANC was unable to provide us with a date for the next SMD subcommittee meeting.

Therefore, the Applicant is requesting that the case be heard at the 28 November 2018 hearing. The applicant thanks the Board for its patience in this matter.



Will Teass  
Principal, Teass \ Warren Architects

Cc           1201 Staples, LLC  
              ANC5D  
              Mark Stilp, 1203 Staples St NW  
              Elisa Vitale, OP

## Will Teass

---

**From:** Will Teass  
**Sent:** Wednesday, October 03, 2018 2:11 PM  
**To:** 'Buggs, H. Yvonne (SMD 5D06)'; 'Shropshire, Keisha L. (SMD 5D02)'; 'Lee, Clarence (SMD 5D07)'  
**Cc:** 'mstilp@gmail.com'; Ian McLaughlin  
**Subject:** 1201 Staples (BZA 19757) \ ANC Agenda

We wanted to provide an update on this project. The applicant and the neighbor (Mark Stilp) have been engaged in discussions with regard to design modifications to address the neighbor's concerns. Our hearing has been postponed to 28 November 2018. We would like to review the proposed changes with the ANC at your 13 November meeting. In addition, we would welcome the opportunity to present to the smaller single-member district meeting. When is the next SMD meeting?

Thank you in advance for your consideration.

Will Teass, AIA LEED AP

Teass \ Warren Architects

515 M St SE, Suite 200  
Washington, DC 20003  
202 683 6260 x201

[teass-warren.com](http://teass-warren.com)

[facebook](#) | [twitter](#) | [houzz](#) | [instagram](#)

---

**From:** Will Teass  
**Sent:** Monday, June 11, 2018 5:15 PM  
**To:** Buggs, H. Yvonne (SMD 5D06) <5D06@anc.dc.gov>; Shropshire, Keisha L. (SMD 5D02) <5D02@anc.dc.gov>; Lee, Clarence (SMD 5D07) <5D07@anc.dc.gov>  
**Cc:** Sam Jacknin <sam@jacknin.com>; charlie@cskyfinancial.com; mstilp@gmail.com; Ian McLaughlin <IMcLaughlin@teass-warren.com>; Charles Warren <charles@teass-warren.com>  
**Subject:** 1201 Staples \ ANC Agenda

We wanted to confirm that we are on tomorrow night's agenda for the June ANC5D meeting. We also understand that the meeting will be held at 371 Morse St. NE.

Thank you in advance for your consideration.

Will Teass, AIA LEED AP

Teass \ Warren Architects

515 M St SE, Suite 200  
Washington, DC 20003  
202 683 6260 x201

[teass-warren.com](http://teass-warren.com)

[facebook](#) | [twitter](#) | [houzz](#) | [instagram](#)

---

**From:** Buggs, H. Yvonne (SMD 5D06) [<mailto:5D06@anc.dc.gov>]  
**Sent:** Thursday, May 3, 2018 8:37 AM  
**To:** Ian McLaughlin <[IMcLaughlin@teass-warren.com](mailto:IMcLaughlin@teass-warren.com)>; Lee, Clarence (SMD 5D07) <[5D07@anc.dc.gov](mailto:5D07@anc.dc.gov)>  
**Cc:** Will Teass <[will@teass-warren.com](mailto:will@teass-warren.com)>; Sam Jacknin <[sam@jacknin.com](mailto:sam@jacknin.com)>; [charlie@cskyfinancial.com](mailto:charlie@cskyfinancial.com);  
[mstilp@gmail.com](mailto:mstilp@gmail.com); Shropshire, Keisha L. (SMD 5D02) <[5D02@anc.dc.gov](mailto:5D02@anc.dc.gov)>  
**Subject:** 1201 Staples \ Re: ANC Agenda - 1201 Staples St NE

Good Morning Mr. McLaughlin,

Yes, as per our discussion yesterday, I will add you and your group to the May 8th agenda as a presentation only. As stated, yesterday, we would not be voting on your project until the community in the Single Member District (SMD) 5D06 has had an opportunity to weigh in on your plans.

The next SMD meeting is scheduled for May 19, 2018, at 11:00 a.m., at the Trinidad Recreation Center located on Childress Street, N.E. I will be sure to add you to the agenda for this meeting as well. I will also forward you a copy of the Agenda once it has been completed. If you should have any additional questions and/or concerns, please do not hesitate to contact me. Thank you.

Best,

Y...

*H. Yvonne Buggs*

Advisory Neighborhood Commission (ANC) 5D  
Single Member District (SMD) 5D06  
(202) 300-8436

---

**From:** Ian McLaughlin <[IMcLaughlin@teass-warren.com](mailto:IMcLaughlin@teass-warren.com)>  
**Sent:** Wednesday, May 2, 2018 5:27:32 PM  
**To:** Buggs, H. Yvonne (SMD 5D06); Lee, Clarence (SMD 5D07)  
**Cc:** Will Teass; Sam Jacknin; [charlie@cskyfinancial.com](mailto:charlie@cskyfinancial.com); [mstilp@gmail.com](mailto:mstilp@gmail.com)  
**Subject:** ANC Agenda - 1201 Staples St NE

Good Afternoon Ms. Buggs and Mr. Lee,

Per our phone conversation earlier, we have been retained by the Owners of 1201 Staples St NE to assist in the conversion of the existing structure into a three-unit multi-family building. We have filed a BZA application (19757) for zoning relief related to the architectural detailing of the third floor roof addition.

Ms. Buggs, We would like to present the project at the next available ANC meeting. It's my understanding in order to get on the agenda, you would like us to participate in a public meeting first. Can you plan on putting us on the agenda for the next public meeting? What time and date will the next meeting be?

Per Mr. Lee's suggestion we will plan on attending the May 8<sup>th</sup> meeting for an introduction.

In the meantime, a copy of our BZA application can be found via the link below. Please let me know if you have any issues accessing the file.

<https://www.dropbox.com/s/qwld9x3z54zmi1w/2018-03-29%20-%201201%20Staples%20-%20BZA%20Application.pdf?dl=0>

Thank you,  
Ian McLaughlin, AIA

Teass \ Warren Architects

515 M St SE, Suite 200  
Washington, DC 20003  
202 683 6260 x226  
teass-warren.com

[facebook](#) | [twitter](#) | [houzz](#) | [instagram](#)