

October 15, 2018

via IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Request to File Updated Plans Past Deadline; Application No. 19821.

Dear Members of the Board:

The Applicant has been working with the adjacent neighbor to the east to secure an agreement and support of the Application. As part of the process, the adjacent neighbor requested some clarifications and updates to the plans. Accordingly, the Applicant is submitting a set of updated plans, a signed support letter, an updated self-certification, and a motion to file the materials past the 21-day filing deadline.

1. Updated Plans- Neither the building footprint nor the internal layout have changed but minor updates have been made: (1) the rear stair was moved to the west-side of the property and changed from a rectangular stair to a spiral stair, creating a slight increase in lot occupancy; (2) there was a slight adjustment to the accuracy of the site plan with regard to the lot dimensions at the front of the subject property; and (3) more detail was provided on the site plan in order to better demonstrate the relationship between the subject property and adjacent properties.
2. Neighbor Support Letter- The Applicant has been working with the adjacent property owner (owner of 1320 Randolph) for months to come up with an agreement that alleviates any concerns regarding the impact of the addition on her solar panels. An agreement was recently signed and the adjacent property owner is now in support of the application, as evidenced by the letter included with this submission.
3. Revised Self-Certification: After revising the plans to include a spiral stair and re-calculating the lot occupancy, the lot occupancy increased slightly, from 42.7% to 45.1%. Accordingly, the Applicant is submitting a revised self-certification.
4. Form 150- The Applicant has been waiting to submit revised plans until after an agreement had been made with the adjacent property owner. As an agreement was not signed until October 15, 2018,

twelve (12) days after the filing deadline, the Applicant is requesting to submit the updated plans past the filing deadline.

Thank you for considering this request.

Sincerely,

Martin P Sullivan

Martin P. Sullivan

cc: Bennett Hilley
Chairperson, ANC 4C

Zach Teutsch
Single Member District 4C05

Karen Thomas
Office of Planning