

Dear neighbor,

I'm writing to share details about my project at 1253 Morse St NE and to ask for your support with my BZA application for a Special Exception and side yard variance (Case No. #21361).

I am requesting relief to convert the existing single-family home into a 4-unit residential building. The project will include a full interior renovation, a third-floor addition, a 10 ft. rear addition, and side additions on the 2nd and 3rd floors with a 3 ft. side yard setback in lieu of the required 5 ft.

The planned dwelling units are:

- Cellar: 2-bedroom, 2-bath unit
- 1st Floor: 2-bedroom, 2-bath unit
- 3rd Floor: 3-bedroom, 3-bath unit
- 4th Floor: 3-bedroom, 3-bath unit

We are also proposing two off-street parking spaces accessible from the rear alley.

If you have any questions, please feel free to contact me at 202-696-8331 or angelsquare1@aol.com

I kindly ask that you indicate your position by signing below. Your response will be presented to both the ANC and the BZA as part of the record.

___ I support the owner's request for special exception and zoning relief.



Sepehr Sadeghi/ Kipu LLC

9/24/2025

Signature

Printed Name

Date

1251 Morse St NE, Washington DC 20002

Address

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Janyce Warner
Signature

Janiqa Washington
Printed Name

SEP-23-2025
Date

1282 MORSE ST. NE
Address

Dear neighbor,

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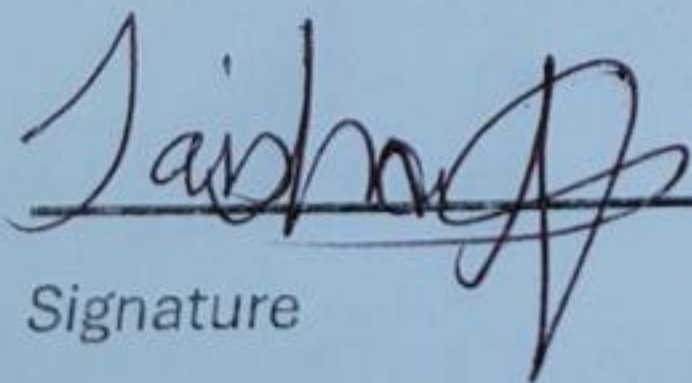
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☒ I support the owner's request for special exception and zoning relief.



Signature

Taisha JONES

Printed Name

09/23/20

Date

1272 Morse St. N.E., WDC 20002

Address

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Sermaine Douglas
Signature

Printed Name

Sermaine

Douglas

Date

9-23-2025

1276 Morse St. N.E. WASH.D.C.
Address