

Mr. Wilfred J. Keats, II
Co-Chairman, ANC-5D Zoning and Development Committee
And
Ms. Anna Roblin, ANC-5D03 Commissioner
Advisory Neighborhood Commission 5D
371 Morse Street NE
Washington, DC 20002

October 10, 2025

Ms. Seyedehshima Safinia
LEED Green Associate and Senior Design Associate
Carballo Architecture, LLC
1816 Aliceanna Street,
Baltimore, MD 21231

In RE: ANC 5D Requests for Additional Information and Documentation – 1253 Morse Street NE
(BZA Case 21361)

Dear Ms. Safinia:

The Advisory Neighborhood Commission 5D's Zoning and Development Committee (hereafter the ZDC) and Commissioner Anna Roblin, who represents single member district ANC-5D03 in which the property at 1253 Morse Street NE (hereafter 1253 Morse) lies, requests additional information and supporting documentation to complete its review of the proposed project at 1253 Morse. Once received, the documents will be reviewed by committee members and be available for the ANC-5D commissioners to review individually.

These materials are necessary for the ZDC and the Commission to evaluate the reliefs sought and determine whether the application satisfies the applicant's burden of proof under the relevant sections of the D.C. Zoning Regulations. Additionally, we have found inconsistencies and irregularities in your materials, which led us to conduct a site visit.

Furthermore, two of the neighboring properties of 1253 Morse have objections to the project, namely the owners of 1247 and 1257 Morse Street NE.

The ZDC understands that you intend to remove trees. If the trees are **not** on the property of 1253 Morse, you will need both written letters from the neighboring property owners confirming permission to remove said trees and permits, even though they are not heritage trees. They must be removed and disposed of in compliance with city ordinances.

Consequently, and to provide you sufficient time to provide the committee with the requested documents, the ANC review of your project is postponed to 18 November 2025. The ZDC strongly recommends that you reschedule the BZA hearing currently set for 29 October 2025.

NOTE: Should the ANC still find issues with your presentation at the 18 November meeting, it has the option to table the matter until the next meeting. ANC 5D does **not** meet during December because of the holidays. Therefore, the following meeting will be in January, probably 13 January 2026, but that is not certain now. Consequently, it may be advisable to reschedule the BZA hearing

in either late January or February. The next ZDC meeting is 16 October 2025, should you wish to attend and discuss your project. Please let us know.

Applicable Standards

Type	Relief Requested	Pursuant To
Special Exception	The side yard requirements of Subtitle E § 208.3	Subtitle E § 5201 and Subtitle X § 901.2
Special Exception	The residential conversion requirements of Subtitle U § 320.2	Subtitle X § 901.2

1. The requested relief must:
 - a. Be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map; and
 - b. Not tend to adversely affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Map.
2. In accordance with Subtitle X § 1201.1, the applicant must demonstrate that the proposal satisfies the following standards:
 - a. The light and air available to neighboring properties shall not be unduly affected;
 - b. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
 - c. The proposed addition or new structure, as viewed from the street, alley, and other public ways, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage; and
 - d. In demonstrating compliance with these standards, the applicant shall provide graphical representations—including plans, photographs, or elevation and section drawings—sufficient to represent the relationship of the proposed addition or structure to adjacent buildings and views from public ways.

NOTE: The ZDC is aware that you filed on 7 October 2025 a “*Motion of Waive Filing Requirements*” with the BZA to allow filing of your additional request to extend 20 feet beyond the rear wall of the other half of the semi-attached row house structure that 1253 and 1255 Morse share. Please be prepared to explain said request to the ANC on 18 November (and at the October ZDC meeting if attending) and why it was not included within your original application documents.

Requested Materials and Clarifications

Considering the ZDC site visit and the concerns of neighbors, the ZDC formally requests the following:

1. Shadow Study
 - Provide a shadow study showing impacts to 1251 (west side), 1255, 1257 (east side) Morse Street NE, and properties across the street (north side).
 - Include all four seasons to demonstrate that light and air available to neighboring properties will not be unduly affected (Subtitle X § 1201.1(a)).
2. Renderings and Design Details
 - Submit color renderings of the proposed structure, including the push-out design on the second and third floors.
 - Include building material specifications with clear examples of cladding for the exterior. (It is noted that while your drawing mention cladding materials in some

- locations, e.g., “painted fiber cement panels”, such does not really explain what is intended to lay persons.)
- Provide a written explanation of how the exterior will match the character of properties to the east and west of 1253.
 - Provide color 3D renderings showing separation from adjacent properties on both sides and detailed visualization of adjacent properties and basement entry steps. Current drawings are incomplete. Include birds-eye, street, and rear alley views. These should demonstrate compliance with Subtitle X § 1201.1(c).
 - Clarify and provide renderings about whether a roof deck structure is included.
 - Provide renderings of parking space design and backyard layout.
3. East-Side Rendering and Tree Impacts
- Include east-side renderings and elevations, addressing tree removal impacts and any visual or environmental effects not previously shown.
4. Lot Occupancy and Site Coverage
- Provide documentation verifying that the project does not exceed 60% lot occupancy permitted by zoning. (See https://dcoz.dc.gov/sites/default/files/dc/sites/dcoz/publication/attachments/SubtitleE_0.pdf)
 - Clarify whether the concrete side entrance is included in this calculation.
5. Pervious Surface Compliance
- Provide proof that the design maintains a minimum of 20% pervious surface, as required.
6. Privacy and Neighboring Impacts
- Include plan and elevation drawings demonstrating how the privacy of neighboring properties at 1255 and 1257 Morse Street NE will be preserved (Subtitle X § 1201.1(b)).
7. Graphical Representations and Soil Study
- Submit all graphical representations (plans, elevations, photographs, cross-sections) demonstrating compliance with Subtitle X § 1201.1(d).
 - Provide results or plans for any required soil or geotechnical studies to assess site suitability and construction impacts.
8. Engineering Report: Excavation and Underpinning
- Submit a detailed engineering report prepared by a licensed structural or geotechnical engineer evaluating the proposed excavation and underpinning.
 - The report should address:
 - Structural safety of the existing building and adjacent properties;
 - Mitigation measures for potential settlement or movement of neighboring structures;
 - Construction sequencing and shoring methods;
 - Impact on soil stability and groundwater.
 - Include plans, diagrams, or cross-sections referenced in the report to clearly illustrate safe execution.

Current Position of ANC 5D

Currently, ANC 5D takes no position of support, opposition, or abstention regarding BZA Case 21361. However, if the BZA hearing is not rescheduled, Commissioner Roblin shall appear at the hearing to inform the board that the ANC has not reviewed the case in full and does not provide a recommendation. She will note that the case faces opposition from some neighbors and will

request that the BZA defer their hearing until after ANC 5D votes. The Commission's position will remain undecided until the applicant provides the full documentation and clarifications requested herein. Only after reviewing a complete record will ANC 5D conduct a public meeting, deliberate, and vote on a resolution and recommendations reflecting compliance with zoning standards and neighborhood interests.

ANC 5D requests that the applicant provides all requested materials prior to 18 November Commission meeting to allow sufficient time for public review and discussion. Should you have questions, you may contact us: ANC Commissioner Chairman Salvador Saucedo-Guzman (mobile: (202) 826-7807 or 5d05@anc.dc.gov), Mr. Keats, or me.

Sincerely,

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And

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