
December 27, 2017

via IZIS

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

Re: BZA Application No. 19635- 1121 Morse Street, N.E.; Updated Application

Dear Members of the Board:

Enclosed are updated plans, shadow studies, a burden of proof statement, and a self-certification form for the above-referenced Application. The Applicant originally requested relief from 11-E DCMR § 5203.1 for relief from the height limits of the RF-1 Zone, special exception relief for a conversion from one unit to three units under 11-U DCMR § 320.2, and a waiver within that section from the prohibition against altering architectural elements and from extending an addition ten feet (10 ft.) past the farthest rear wall of an adjoining property. The Applicant met with the adjacent property owner to the west, at 1119 Morse Street, N.E. and presented to the ANC at its October meeting. The ANC voted to oppose the project, noting in its resolution that it opposed the height, design, bulk, and “inconsistencies with the character and streetscape of current residential street.” Based on the comments from ANC 5D and the adjacent neighbor to the west at 1119 Morse Street, NE, the Applicant has decided to redesign the project.

The Applicant is no longer requesting relief from the height limits of the RF-1 Zone or a waiver from the prohibition against altering architectural elements. The original design completely altered the front façade of the building to match the buildings to the east at 1123 and 1125 Morse Street, N.E., but the new design does not alter the front façade of the building in any way. While the Applicant is still requesting relief from the 10-ft. rule, the rear addition is significantly smaller than what was originally proposed; the original proposal was intended to match the buildings to the east and requested relief to extend the rear wall fifty-four

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feet (54 ft.) past the adjacent property to the west. The new proposal only extends the rear wall thirty-two feet (32 ft.) past the adjacent property to the west. The new proposal helps to bridge the gap between the height and bulk of the buildings to the east and the row houses to the west, as it does not propose any alterations to the front facade of the building but allows for additional bulk at the rear of the property. The design stays true to the purpose and intent of the regulations and, as the shadow studies demonstrate, there is minimal impact on the light and air available to the adjacent properties.

Sincerely,

Alex Wilson

Alexandra M. Wilson
Sullivan & Barros, LLP
December 27, 2017

cc: Matt Jesick, Office of Planning
ANC 5D