

February 27, 2018

via IZIS

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

**Re: BZA Application No. 19635- 1121 Morse Street, N.E.; Request to Re-Open the Record**

Dear Members of the Board:

The Applicant is hereby requesting to open the record for additional discussion or plan revision, if the Board so desires. At the decision of February 14, 2018, the Board discussed the current proposal, and focused primarily on the size of the rear addition, stating that perhaps it was too big. If the Board was inclined to deny the Application on the basis of the rear addition, the Applicant would like the opportunity to revise the plans in accordance with the Board's recommendation.

The current proposal before the Board was the result of the Applicant's discussions with the Office of Planning and the adjacent neighbor. This revision balanced several factors, including factors important to neighbors and the community. Those factors included the view and character of the house as seen from the street, the size and number of bedrooms of the units, and of course the size of the rear addition. The adjacent neighbor told the Applicant that he did not want this building to look like "a spaceship" like the adjacent house on the other side. The Office of Planning and other community members also had great concern about how this building will appear from the street.

The Applicant's response was to move the third-floor addition back a distance that is thirty-two (32) feet from the front of the house, so that there is no chance that the addition would be seen from the street (a matter of right addition, without a raze, would allow the addition to be just three feet from the front of the house). The addition, regardless of length, will be seen from the rear, and is in the shadow of a 50-foot addition to the east, so the Applicant thought that moving the bulk from the front of the house to the back was a good solution, and the immediately adjacent neighbor agreed by supporting the Application. The other factor being balanced is most community's desires for family-sized units. From that perspective, the current proposal provides units which are each approximately the same size as the existing house.

These factors - the front setback, rear addition, size of units, can be adjusted, if the Board believes that there may be a more optimal balance between them. The Applicant would like the opportunity to address that further if the Board decides it is not supportive of this current proposal. Thank you for your consideration of this request.

Sincerely,

/S/ Martin P. Sullivan

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