

9 November 2018

VIA Interactive Zoning Information System (IZIS)

DC Board of Zoning Adjustment
Frederick Hill, Chairman
441 4th St NW # 200
Washington, DC 20001

Re: BZA 19757 | 1201 Staples St NE

On 11 July 2018, the Board of Zoning Adjustment (the “Board”) heard BZA Case 19757 regarding the application of 1201 Staples, LLC for special exception relief for the conversion of a non-residential building to a multi-family dwelling. At the request of the Applicant, the hearing was postponed to 3 October 2018 and then again to 28 November 2018 to address concerns raised by the adjacent neighbor at 1203 Staples St NE.

Attached is a revised design package that the neighbor, Mark Stilp at 1203 Staples St NE, supports based on an agreement in principle with 1201 Staples, LLC. Specifically:

- A new solar panel system with all new panels will be added to 1201 Staples St NE to provide more renewable energy for the DC electrical grid. As part of the agreement, 1201 Staples, LLC will provide all of the new solar energy credits to Mr. Stilp. This is intended to remove any concern about shading Mr. Stilp’s solar cells, while increasing critical renewal energy production for the City, and we expect him to file a revised statement and testimony to that effect.
- The rear addition, while not seeking a waiver as the original design complied with the zoning regulations, was shortened at the neighbor’s request to allow for maximum light and air to continue to his property while still allowing for an economically viable and aesthetically pleasing renovation.

We are delighted to make this a win-win for Mr. Stilp, 1201 Staples, LLC, and the DC electrical grid by creating a viable renovation that will add badly needed housing stock and provide additional sources of renewable energy, while maintaining and enhancing the best parts of this vibrant neighborhood.

We believe that the application is completed, and we look forward to discussing this matter at the upcoming hearing on Wednesday, 28 November 2018. Please do not hesitate to contact us with any questions, either at (202) 683-6260 or will@teass-warren.com. Thank you in advance for your consideration.

Respectfully submitted,

A handwritten signature in black ink, consisting of stylized, overlapping letters that appear to be 'WTA', followed by a long horizontal line extending to the right.

Will Teass, AIA LEED AP
Principal, Teass \ Warren Architects

Cc 1201 Staples, LLC
 ANC5D
 Mark Stilp, 1203 Staples St NE
 Elisa Vitale, OP

concept e2 proposed west elevation (staples) + east elevation (alley)	2
concept e2 proposed south elevation (morse)	3
concept e2 building section	4
concept e2 proposed cellar floor plan	5
concept e2 proposed ground floor plan	6
concept e2 proposed second floor plan	7
concept e2 proposed third floor plan	8
concept e2 proposed roof plan	9



1201 Staples St NE

BZA 19757 Supplemental Filing

9 November 2018

Prepared for:

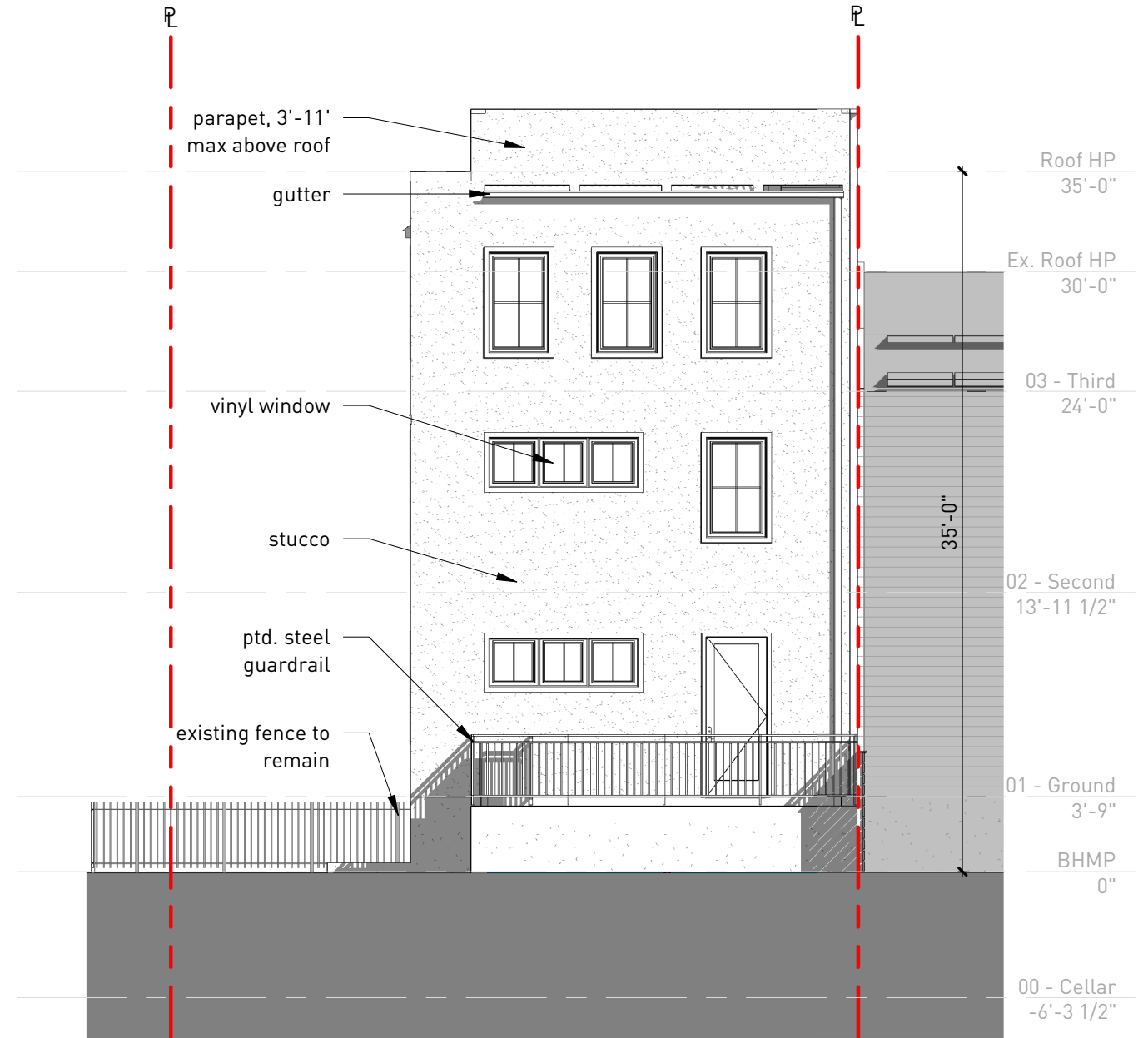
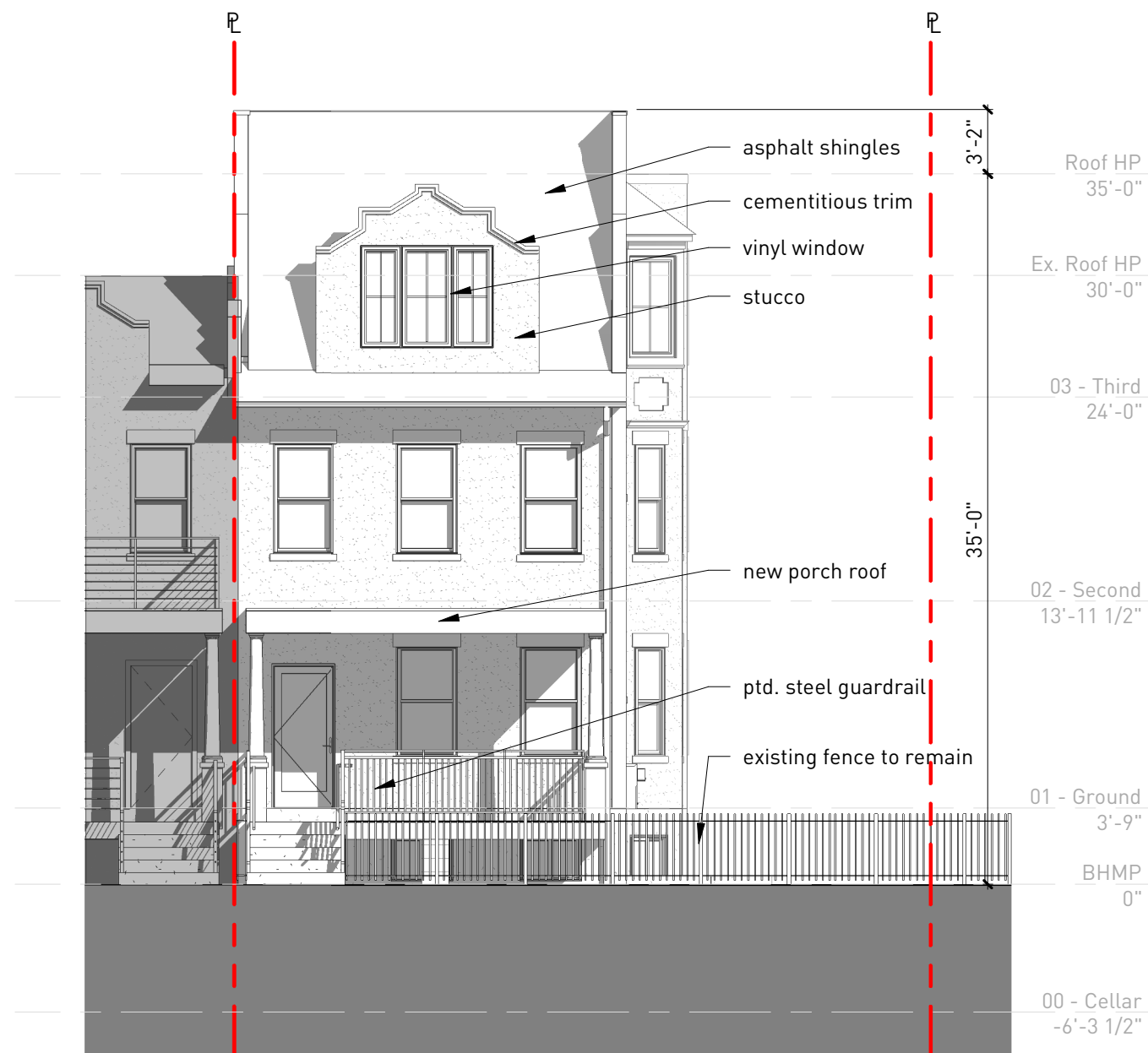
Clear Sky Properties LLC
Sam Jacknin

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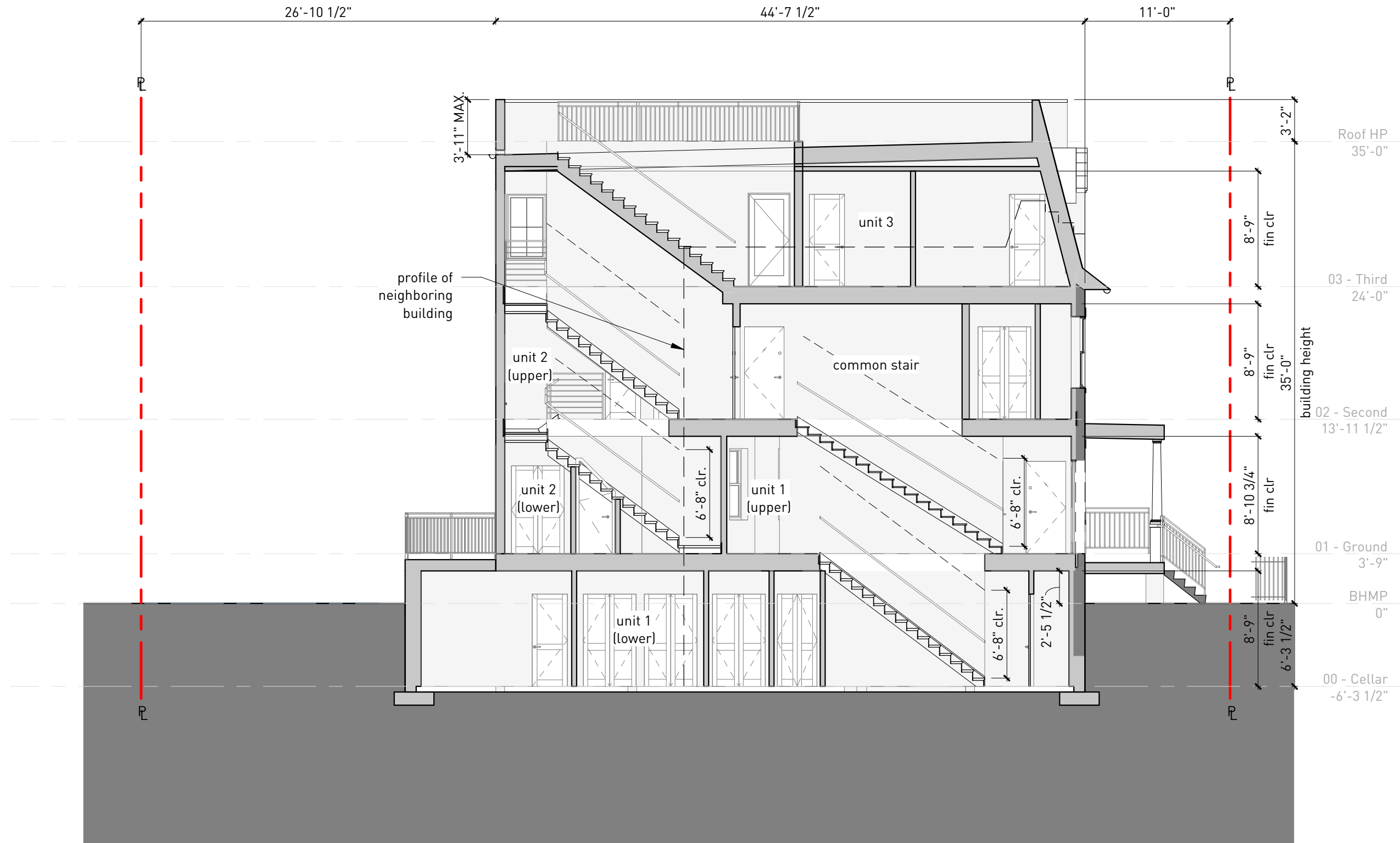
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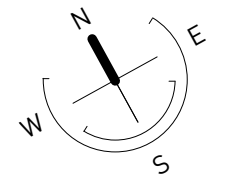
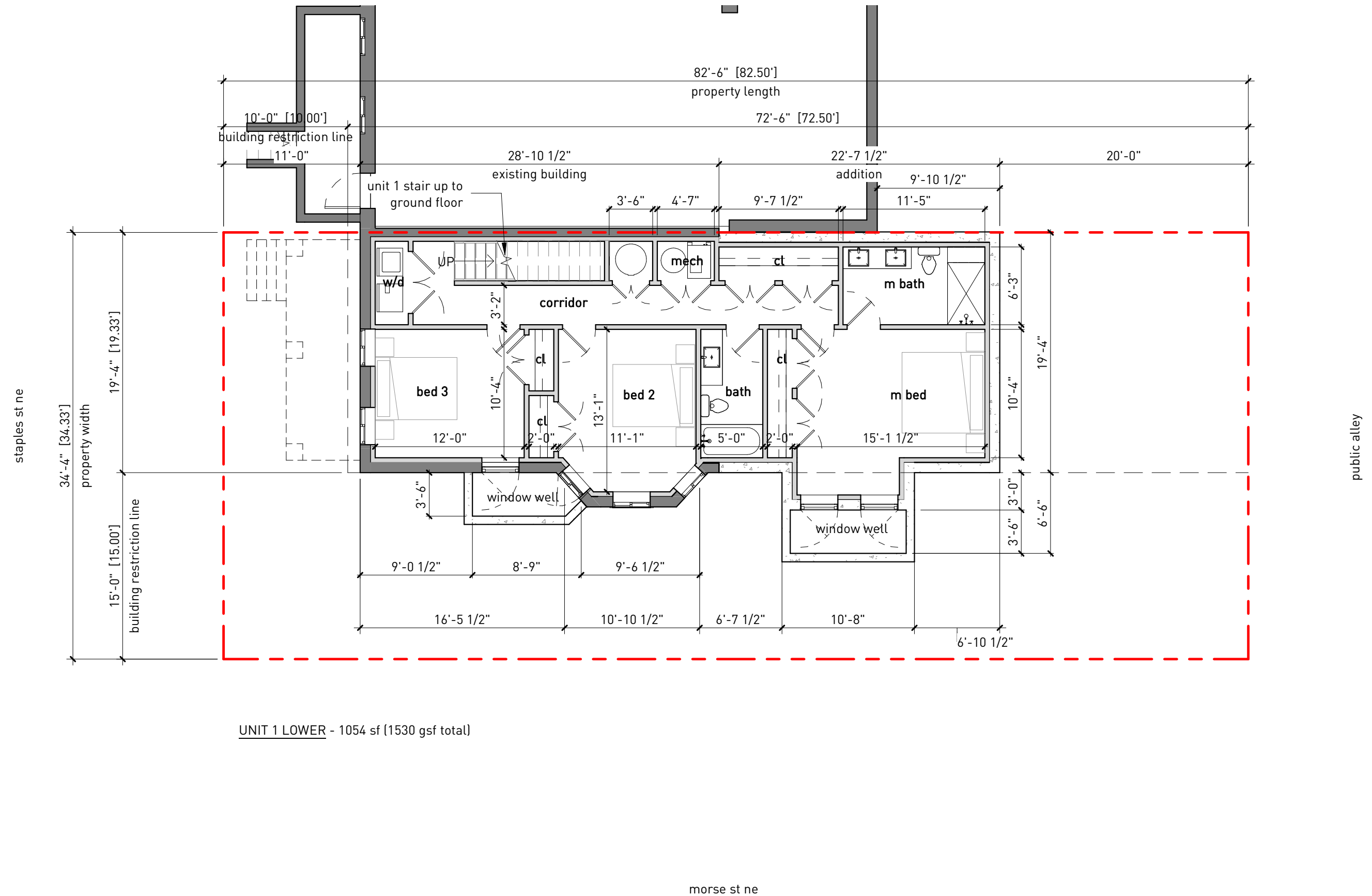
Teass \ Warren Architects
Will Teass, AIA LEED AP

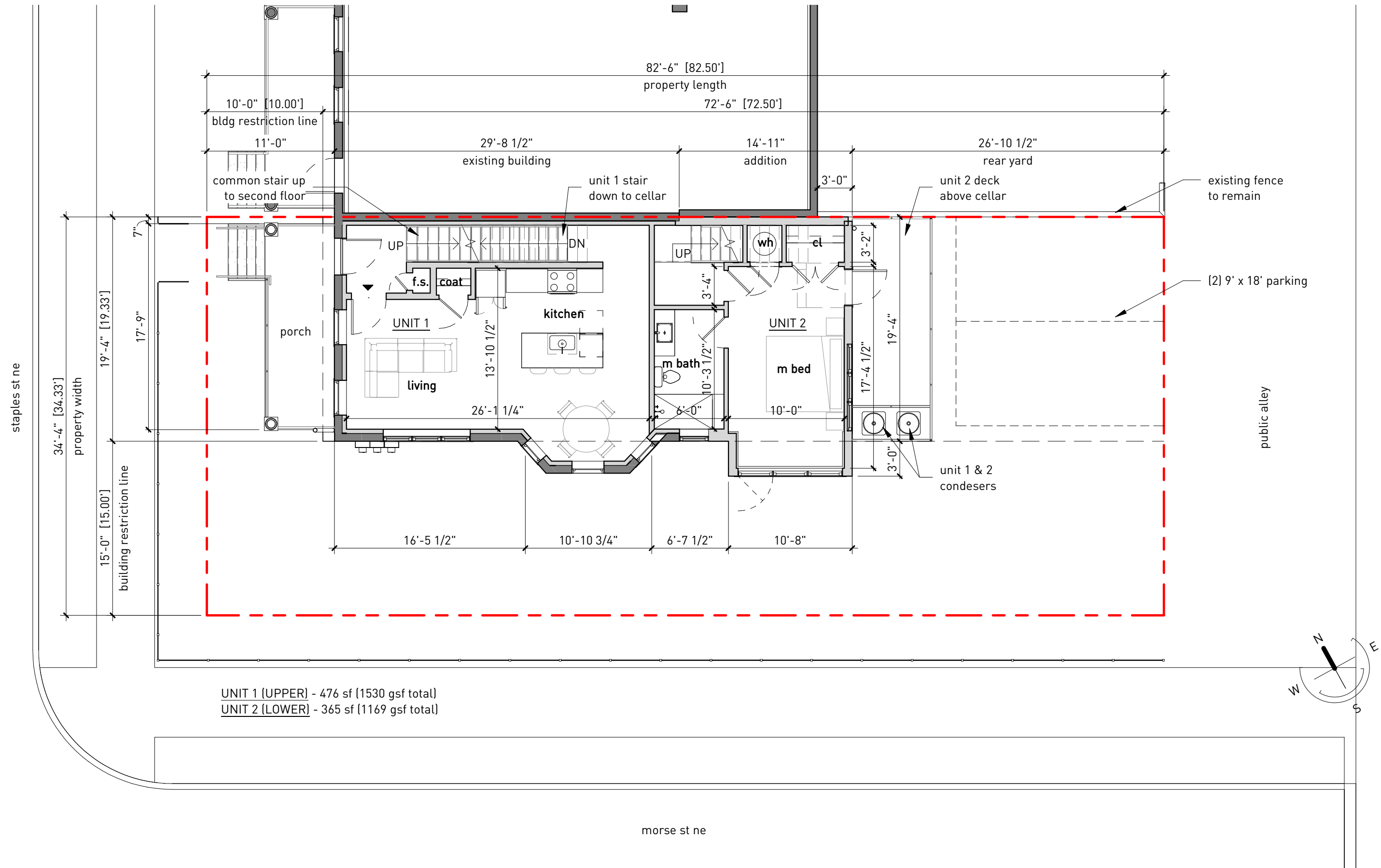
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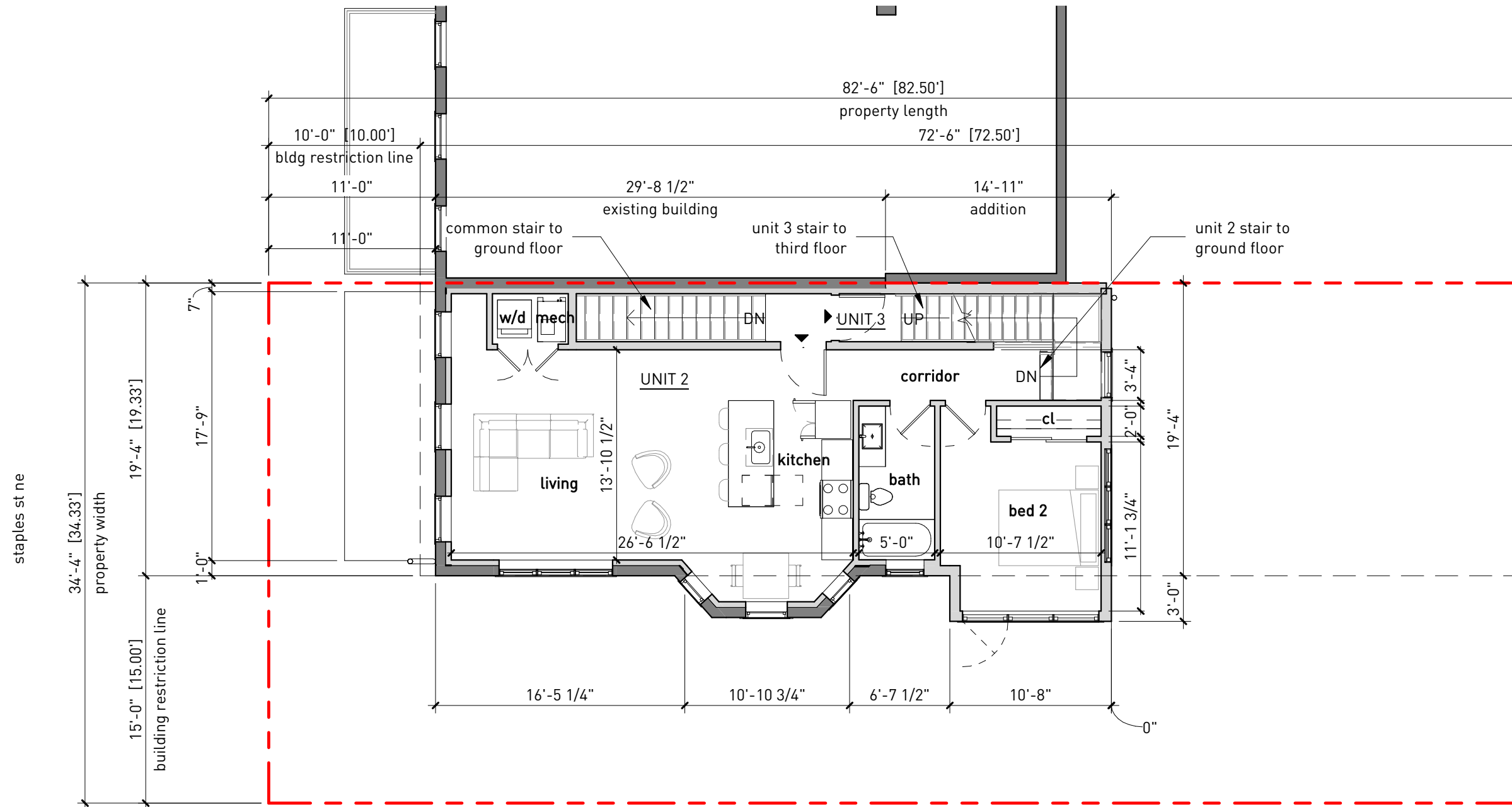




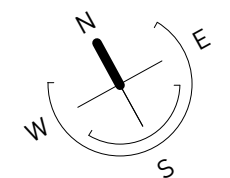




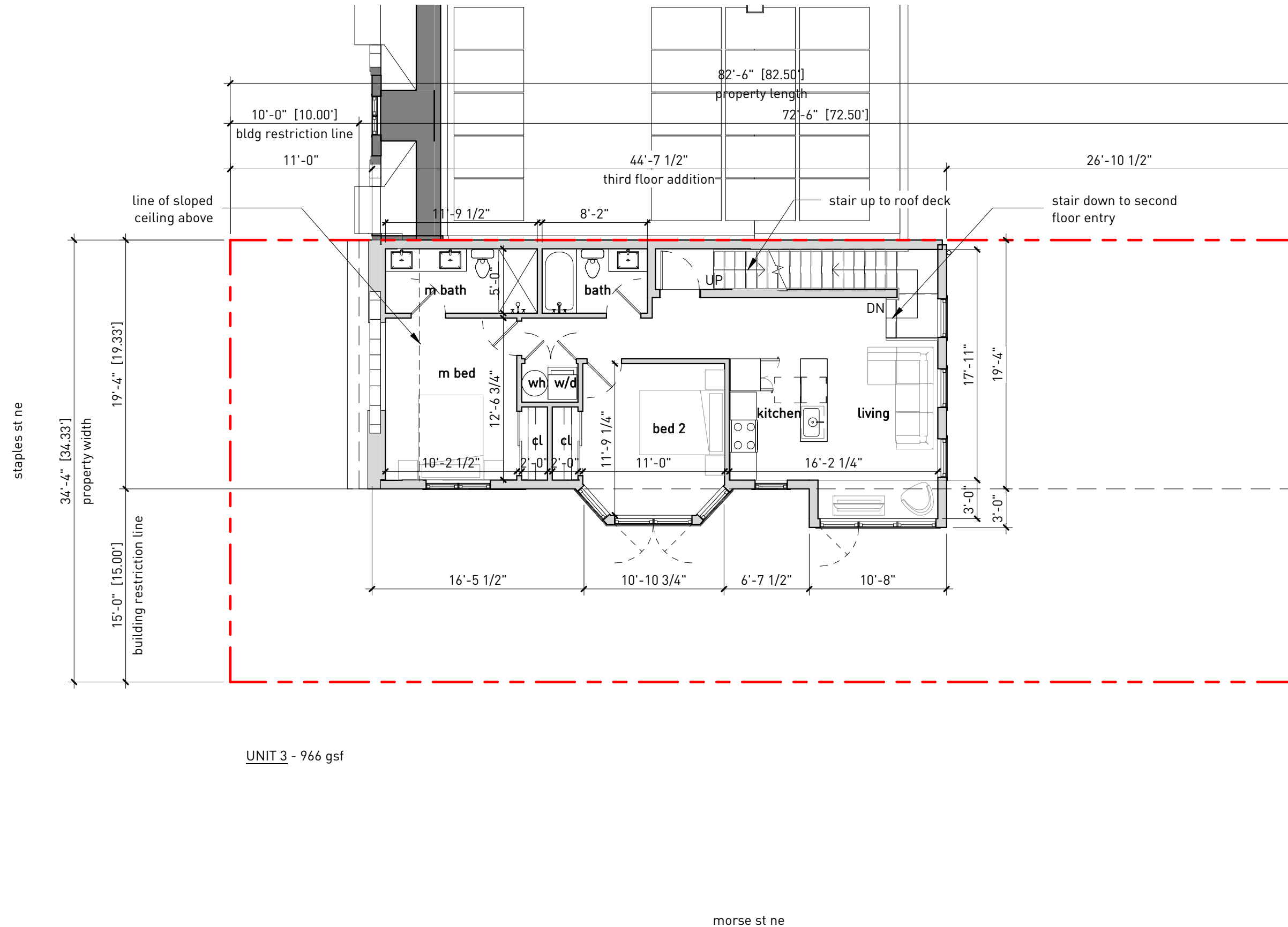




UNIT 2 (UPPER) - 804 sf (1169 gsf total)



morse st ne



UNIT 3 - 966 gsf

