

March 28, 2019

via IZIS

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

Re: BZA Case No. 19982- 1723 Montello Ave, NE- Pre-hearing Submission

Dear Members of the Board:

Enclosed is an updated set plans and elevations, an updated plat, and an updated self-certification form. The Applicant is also submitting a Motion to allow for a submission past the 21-day filing deadline. The plans originally included window wells which are not permitted on Simms Place because the Right-of-Way is only fifty feet (50 ft.).

The plans have been updated based on comments from the Office of Planning and from the ANC and the following changes have been made:

1. Floor Plans and Number of Units- The ANC asked the Applicant to provide larger units. The Applicant has added two, 3-bedroom units to the new plan. The original floor plans included seven (7) total residential units with two 1-bedroom units and five 2-bedroom units. The new plan includes eight (8) total residential units, with one 1-bedroom unit, five 2-bedroom units, and two 3-bedroom units.
2. Design Comments- The Applicant was advised by the Office of Planning that a preferred design would be to raise the first floor above-grade to create a cellar level. Other design recommendations included emphasizing and differentiating the main entrance on Simms from the entrance to the trash room. The Applicant has incorporated these changes into its new design and the cellar level is four feet (4 ft.) above grade.

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3. Public Space Comments- The window projections originally proposed on Simms Place, NE were not permitted as Simms Place, NE has a right-of-way of only fifty feet (50 ft.). The original window projections have been removed. The Applicant is also proposing a set of stairs leading to the Simms entrance, which are permitted. The stairs meet the eight-foot (8 ft.) clearance required for a street with a right-of-way of fifty feet (50 ft.).
4. Variance Relief to Special Exception Relief- The Applicant was also informed by the Office of Planning that variance relief from C-202 was not necessary and the Applicant could ask for special exception relief from that provision. Accordingly, the Applicant is submitting an updated Self-Certification to reflect that change (the height has also changed due as the cellar floor was raised).
5. Miscellaneous Requests- The Office of Planning requested that the Applicant confirm that the IZ requirement is being satisfied. The Applicant is currently designating Unit 7 as an IZ unit (one other option is Unit 3). Both units are well over the IZ requirement of 445.9 net square feet. The Office of Planning also asked the Applicant to confirm that the penthouse is below 0.4 FAR. As noted on page 2 of the Updated Plans, the penthouse is 418 square feet— or only 0.32 FAR.

Sincerely,

Martin P Sullivan

Martin P. Sullivan, Esq.