

May 1, 2019

via IZIS

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

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

Dear Members of the Board:

Enclosed is a set of updated plans and an updated plat. At the most recent ANC meeting, the community requested that the Applicant expand the trash room located on the first floor (entry level) of the proposed building. As reflected on the plans, the Applicant increased the size of the trash room; however, this update reduced the size of the adjacent residential unit (Unit 4). As a result, the 2<sup>nd</sup> bedroom no longer has a window and is now considered a den. The Applicant also added a set of exterior stairs for access to the trash room. The stairs will be metal and will not block light to the windows facing Simms Place. These are the only changes that have been made.

Sincerely,

*Martin P Sullivan*

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Martin P. Sullivan, Esq.