

July 20, 2021

Via JZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: BZA Case No. 20143 – 1117 Morse Street, NE- Alternate Plans

Dear Members of the Board:

On behalf of the Applicant, please find enclosed alternate plans and a revised self-certification form. As discussed more thoroughly in the Applicant's submission on July 7, 2021, a project pursued pursuant to a BZA approval in the District of Columbia "vests" in the Zoning Regulations in effect on the date the BZA vote was taken. In this case, the vote was rescinded, and that vesting is therefore lost. One of the areas of special exception relief approved by the Board (building area limit for the accessory building) is no longer available, due to a text amendment adopted last summer. Accordingly, unless the Board reinstates the original vote, the decision to rescind the vote effectively killed the project, as the project no longer viable without variance relief. Therefore, in the interest of time, the Applicant is submitting alternate plans in the event that the Board does not reinstate the original vote.

The Applicant has revised the plans to reduce the size of the carriage house and relocate the third principal dwelling unit, originally located entirely in the carriage house, to the principal building. The carriage house has been reduced to 450 square feet and now only contains ancillary living space for one of the three units in the principal building. Accordingly, the carriage house is now permitted as a matter of right, and the Applicant is no longer requesting special exception relief from the use requirements of Subtitle U § 301.1 (c)(1) and the accessory building area

requirements of Subtitle E § 5003.1.

As a result of the above-described changes, the principal building was increased in length by 3 feet. It now extends ten feet (10 ft.) past the neighboring buildings' rear walls, whereas the original set of plans showed the rear wall as seven feet (7 ft.) beyond the neighboring buildings. Additionally, the lot occupancy increased very slightly- by about one percent (1%), and the rear yard (distance between principal building and carriage house) increased by three feet and ten inches (3 ft. 10 in.). The only remaining area of relief is special exception relief pursuant to U § 320.2, for the conversion to three units. As the Applicant has 900 square feet of land area per unit, and the principal building existed prior to May 12, 1958, the alternate plans safely meet the special exception criteria for approval pursuant to U § 320.2.

Respectfully Submitted,

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CERTIFICATE OF SERVICE

I hereby certify that on July 20, 2021, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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