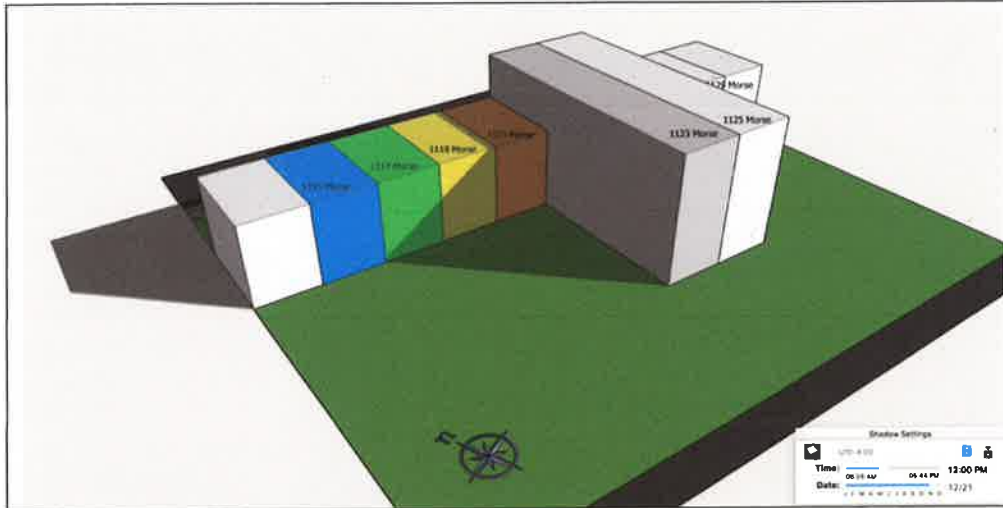


The following shadow study was created using SketchUp, with building models geo-located to 1121 Morse Street NE Washington DC. This shadow study was performed to show the impact of proposed construction that is described in BZA Case 19635. Building models are color-coded for easier identification.

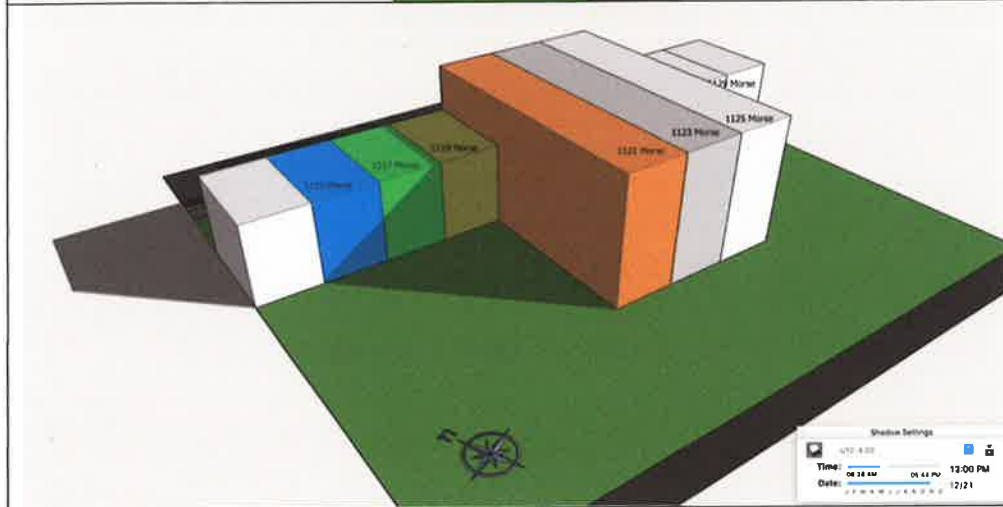
	<p>1121 MORSE NE</p> <p>EXISTING CONDITIONS</p> <p>December 21st 10:00am</p>
	<p>PROPOSED</p> <p>1117 & 1119 Morse remain mostly unchanged because significant shadows are already being created by 1123 & 1125 Morse</p> <p>1115 Morse roof would now remain in shadow through 10am</p>



1121 MORSE NE

EXISTING CONDITIONS

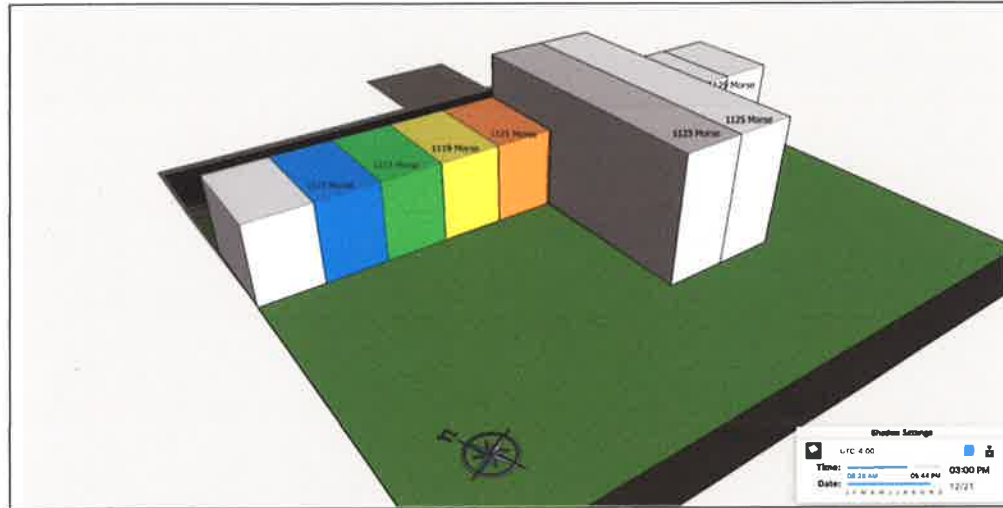
**December 21st
12:00pm**



PROPOSED

1119 Morse would remain in total shadow through noon; **Permanent loss of enjoyment and decreased property value**

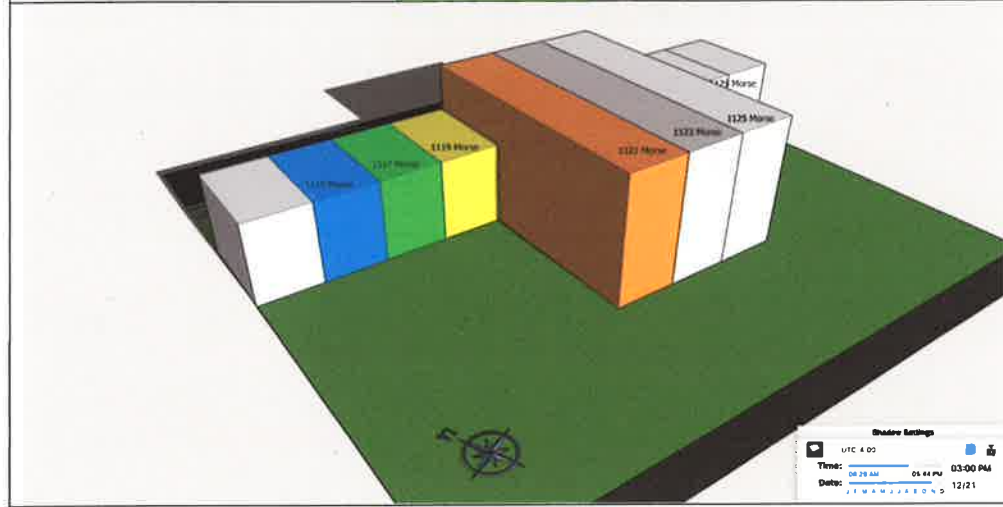
1117 Morse would change from being mostly in sun to being mostly in shadow through noon; **Permanent loss of enjoyment and decreased property value**



1121 MORSE NE

EXISTING CONDITIONS

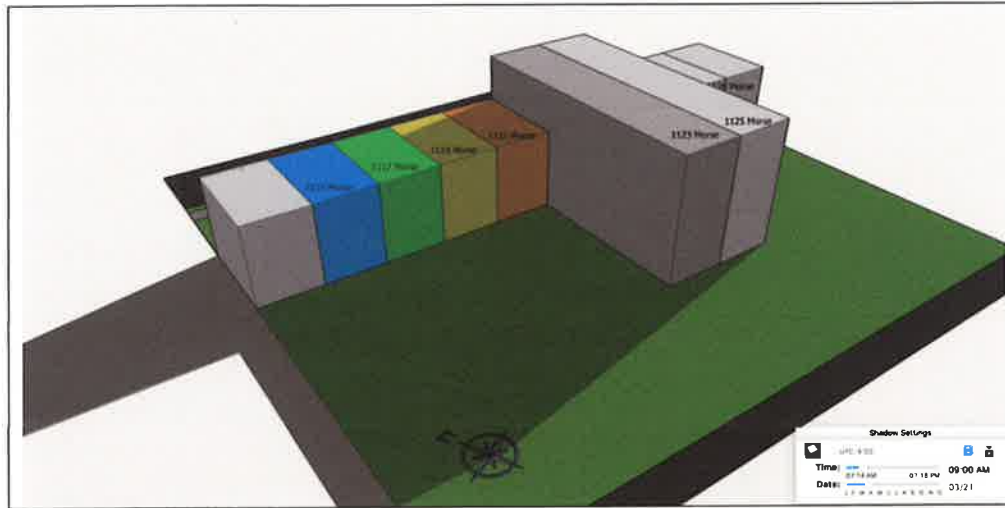
**December 21st
3:00pm**



PROPOSED

No impacts to neighboring properties back yards

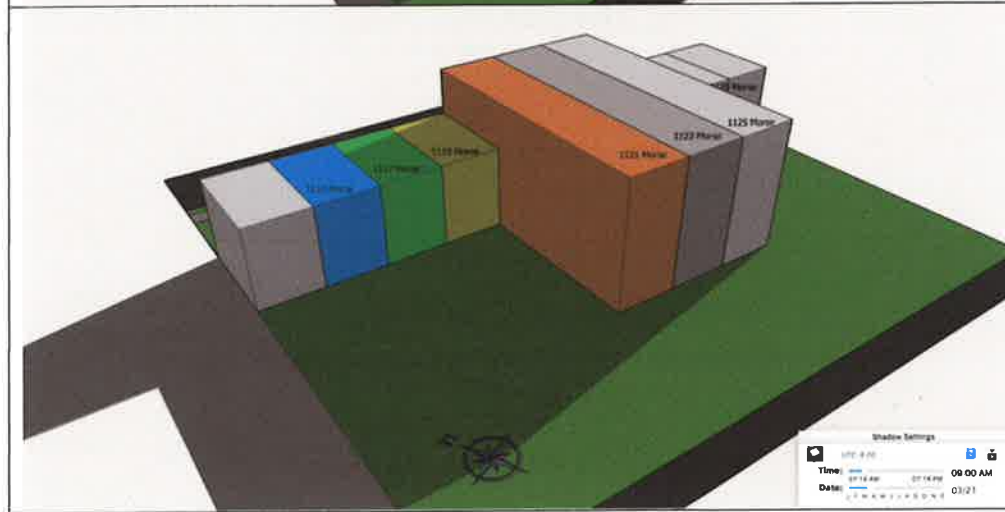
Front yards across the street would be impacted, but are not covered in this shadow study.



1121 MORSE NE

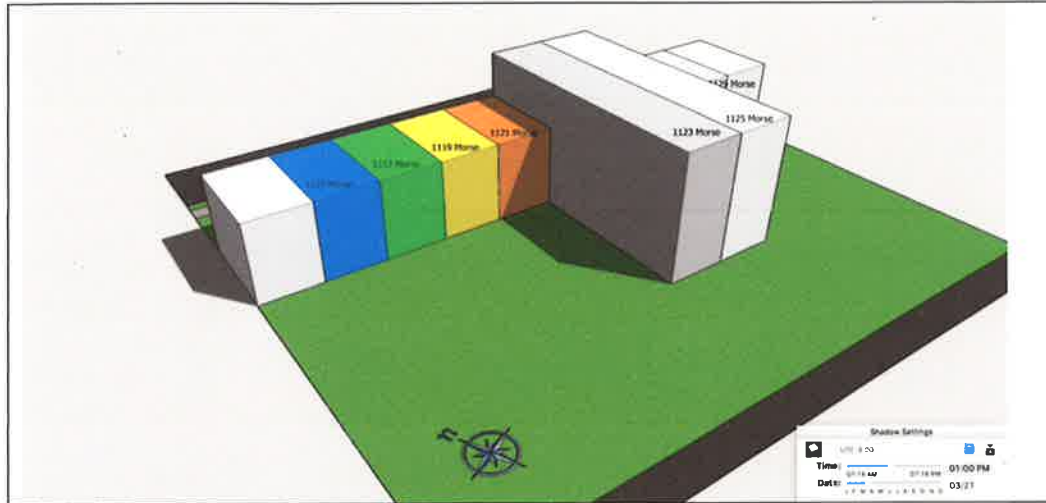
EXISTING CONDITIONS

**March 21st
9:00am**



PROPOSED

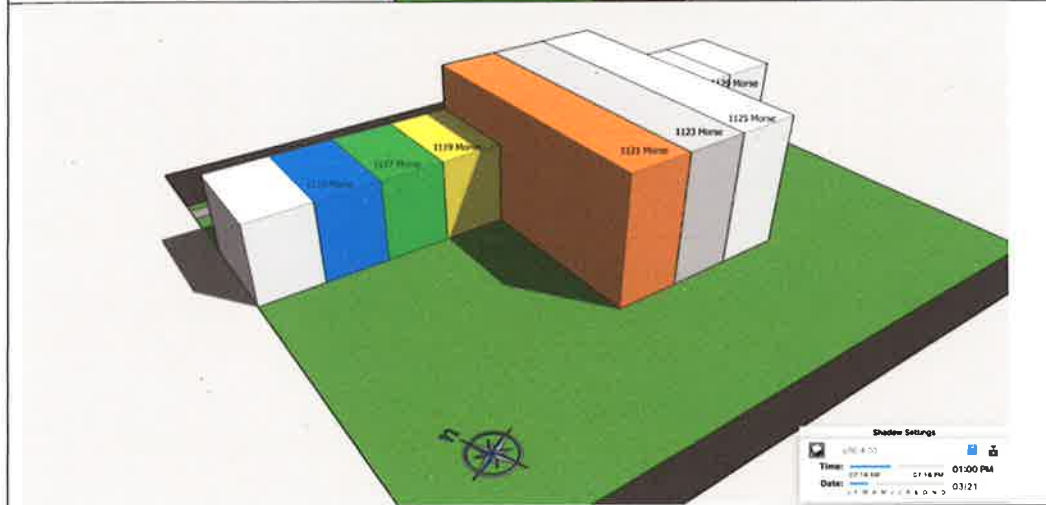
No significant changes
although 1117 Morse roof
would now remain mostly in
shadow through 9am



1121 MORSE NE

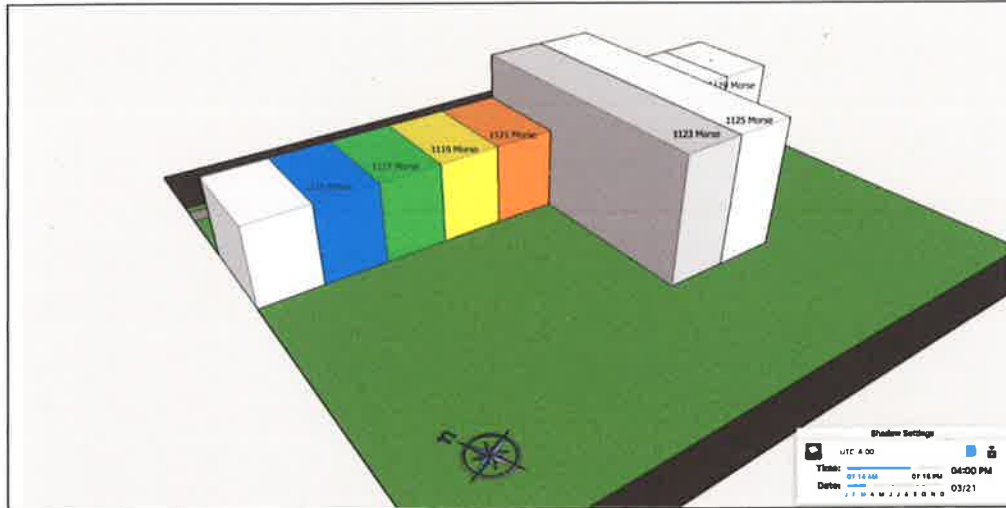
EXISTING CONDITIONS

**March 21st
1:00pm**



PROPOSED

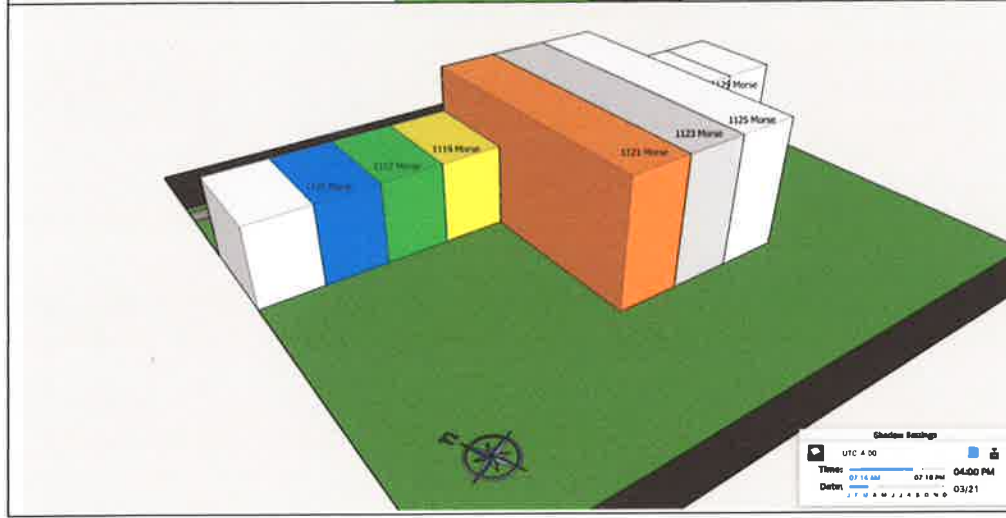
1119 Morse would change from being mostly in sun, to being heavily shadowed through noon. Back porch/deck would remain in shade; Permanent loss of enjoyment / value



1121 MORSE NE

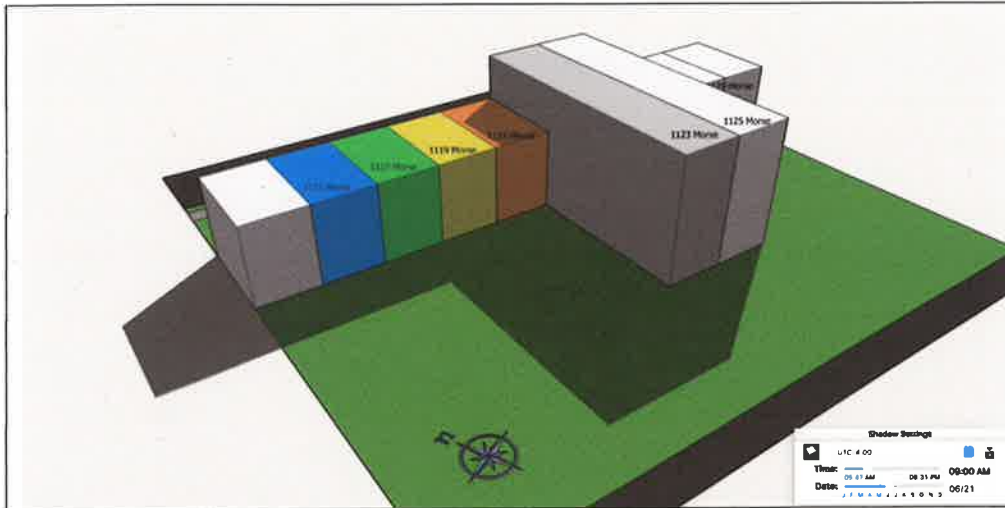
EXISTING CONDITIONS

**March 21st
4:00pm**



PROPOSED

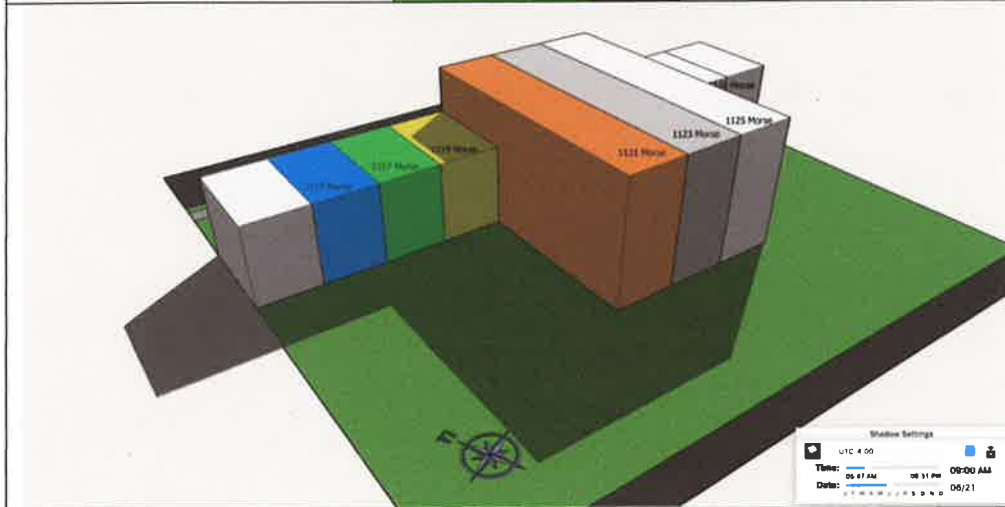
No impacts to neighboring
properties back yards



1121 MORSE NE

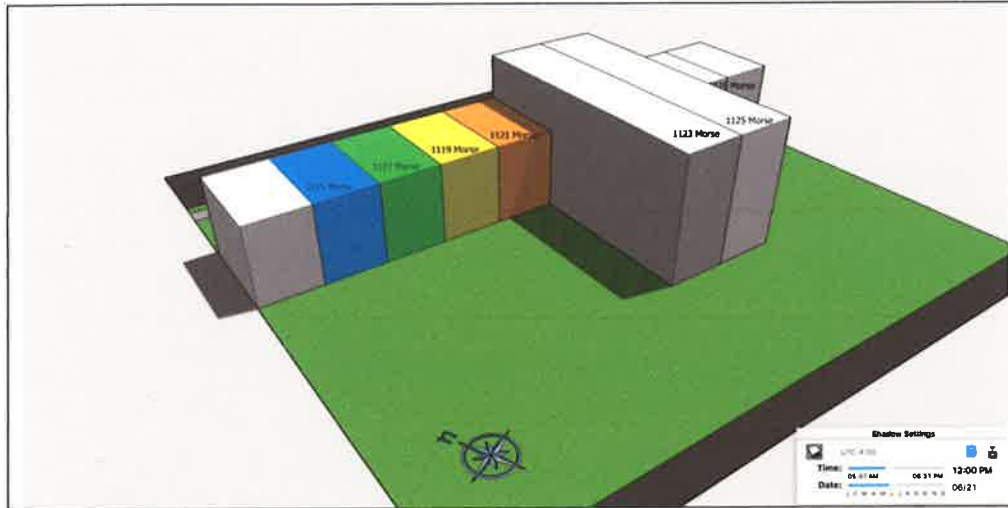
EXISTING CONDITIONS

**June 21st
9:00am**



PROPOSED

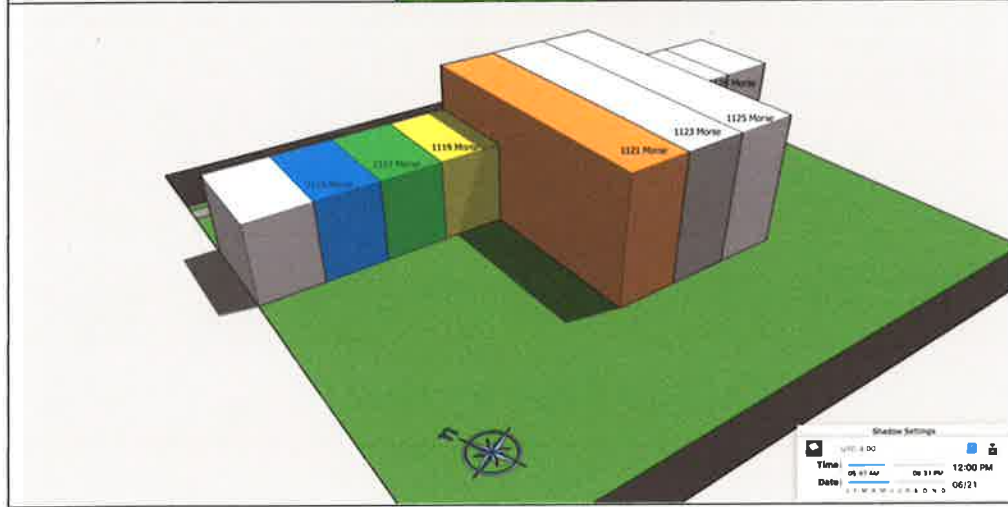
Roof of 1119 Morse would be mostly shaded through 9am



1121 MORSE NE

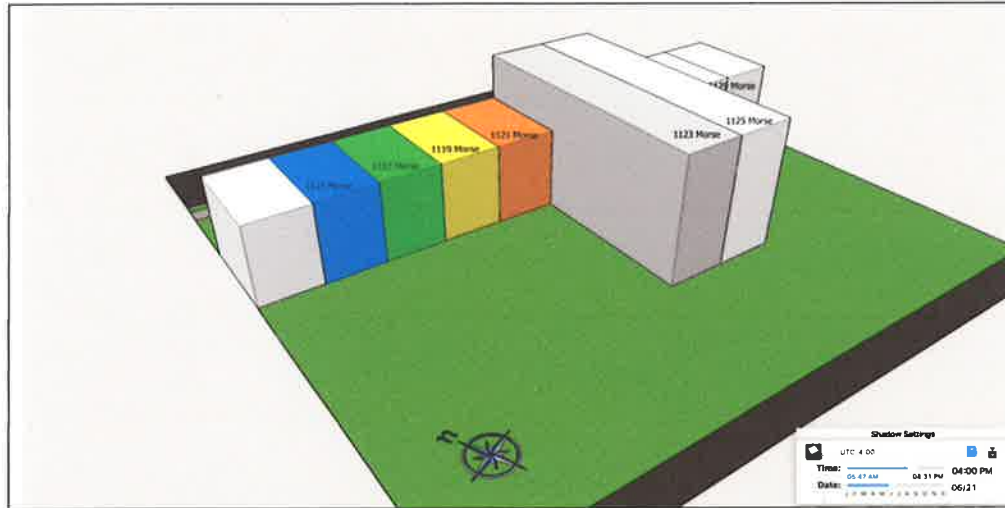
EXISTING CONDITIONS

**June 21st
12:00pm**



PROPOSED

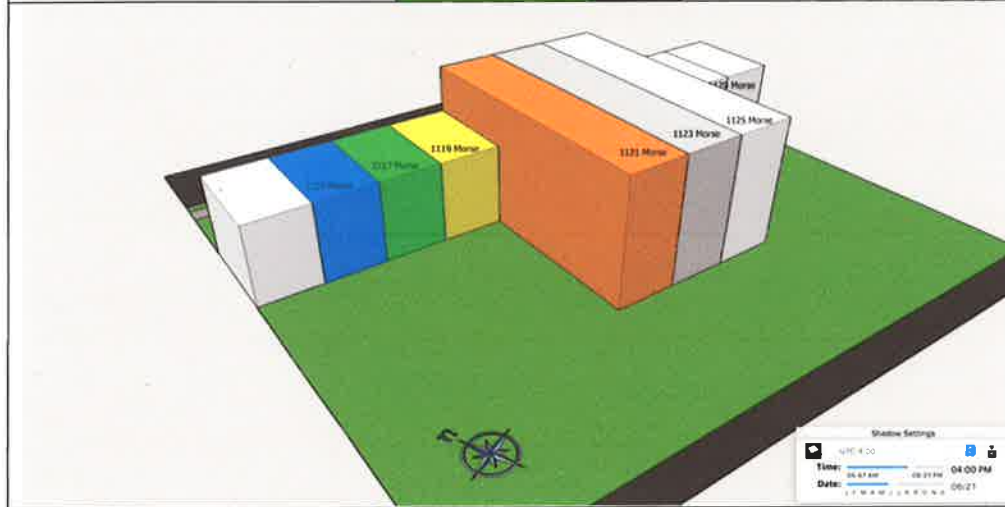
1119 Morse remains partially shaded through noon.



1121 MORSE NE

EXISTING CONDITIONS

**June 21st
4:00pm**



PROPOSED

**No impacts to neighboring
properties back yards**

Shadow Study Notes / Assumptions

- Existing neighboring single-family homes are dimensioned: 19'-2 3/4 (W) x 31'-9 1/4" (D) x 25'-6" (H). Those dimensions are estimates, taken from 1121 Morse proposed plans which included views/dimensions of existing conditions.
- Existing **single-family** back yards currently measure ~100-ft to alley.
- **By-Right Construction** 1121 Morse is dimensioned 19'-2 3/4 (W) x 41'-9 1/4" (D) x 35' (H) (10-foot addition beyond 1119 Morse, with height set at by-right maximum)
- **Proposed** 1121 Morse is dimensioned 19'-2 3/4 (W) x 87'-2" (D) x 40' (H), per plans submitted to DCRA
- Proposed 1121 Morse back yard, and existing back yards for 1123 Morse and 1125 Morse measure 44-ft 7" back yard to alley, per plans submitted to DCRA
- Existing 1123 Morse and 1125 Morse dimensions were assumed to be the same as proposed 1121, due to statements in Board of Zoning Adjustment Special Exemption Application that read "The Addition will increase the height to forty feet (40 ft.) making the Building more compatible with the height of the adjacent three-story buildings. Similarly, the Addition at the rear of the Building will bring the Building footprint in line with the rear walls of the adjacent buildings to the east.
- This shadow study was created by Kevin Horgan, a resident of Single Member District (SMD) 5D06, where the 1121 Morse Street NE property is located.