



1121 MORSE STREET, NE
APPLICATION NO. 19635 OF HJB PROPERTIES, LLC

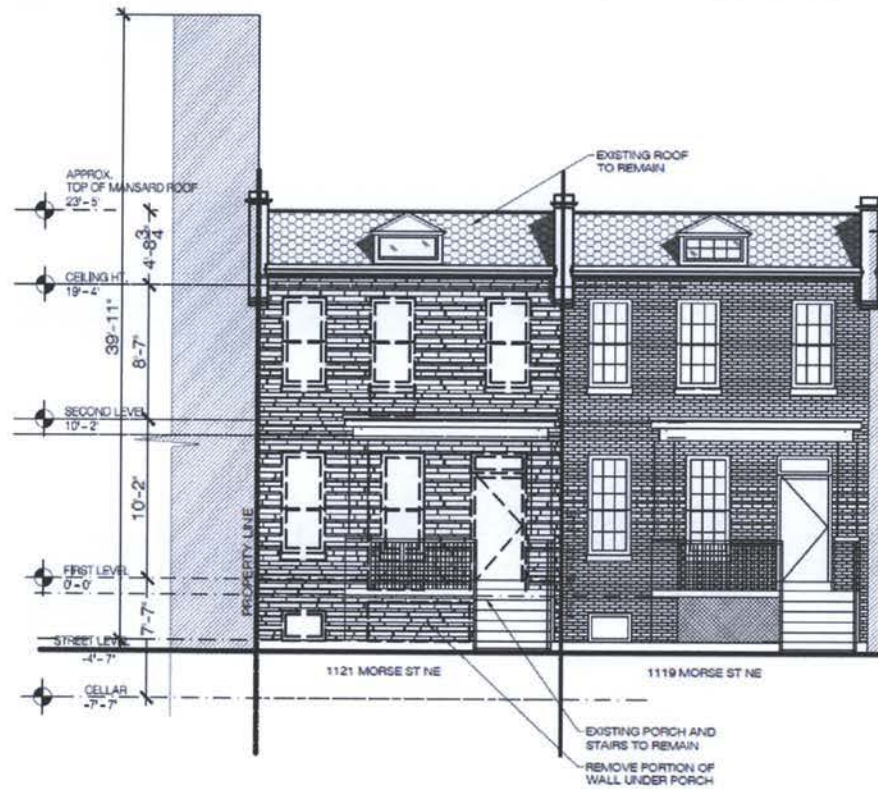
January 17, 2018

19635

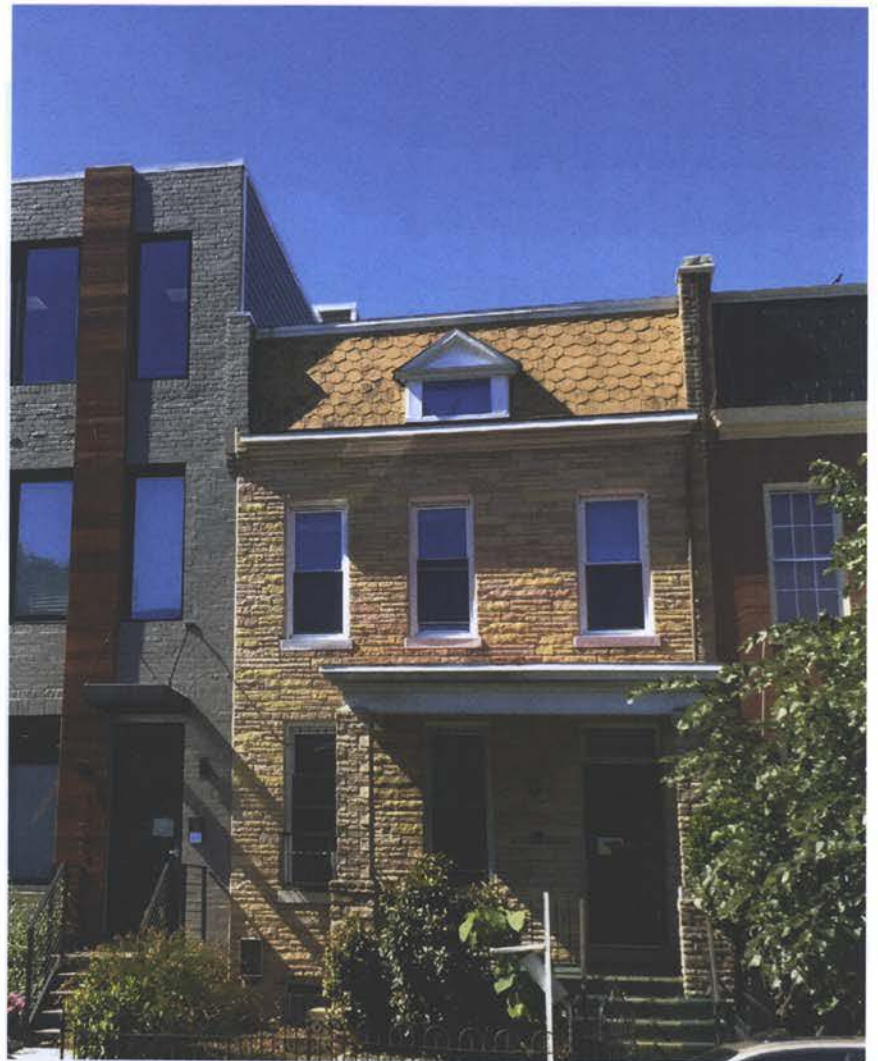
OVERVIEW

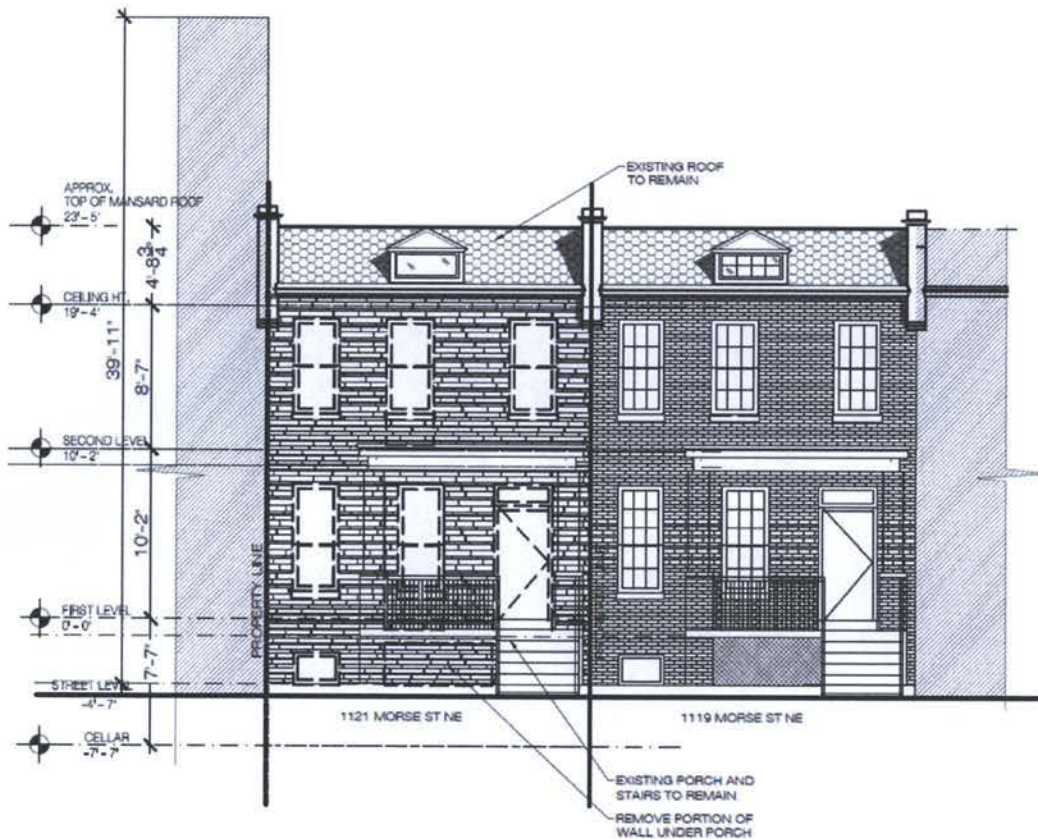
- Special Exception Relief pursuant to U § 320.2 to allow a conversion of the existing building from one unit to three units
- Requesting a waiver from the 10-ft. rule requirement of U § 320.2(e)
- Property has been vacant for 20 years
- Applicant is proposing three family-sized units (two 2-bedrooms, one 3-bedroom)
- Proposed three-story addition only at the rear of the Property, setback 32 ft. from front façade
- No changes to the architectural elements
- Rear addition is 20 ft. short of the building to the east, and 33 ft. past the adjacent building to the west
- OP approved
- Adjacent neighbor (1119 Morse Street) is in support of the project

EXISTING BUILDING- FRONT

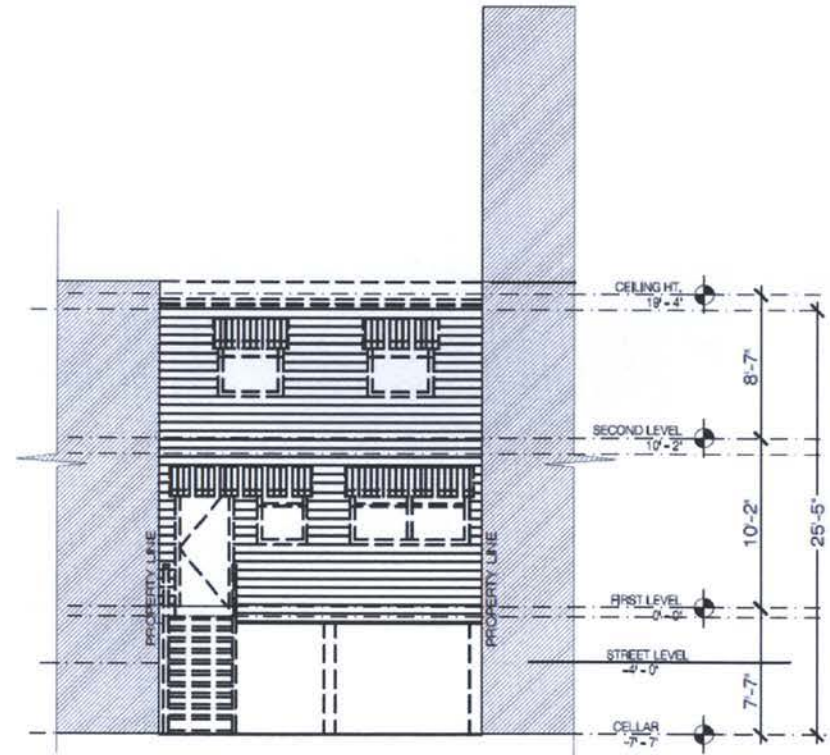


1 EXISTING FRONT ELEVATION
1/8" = 1'-0"

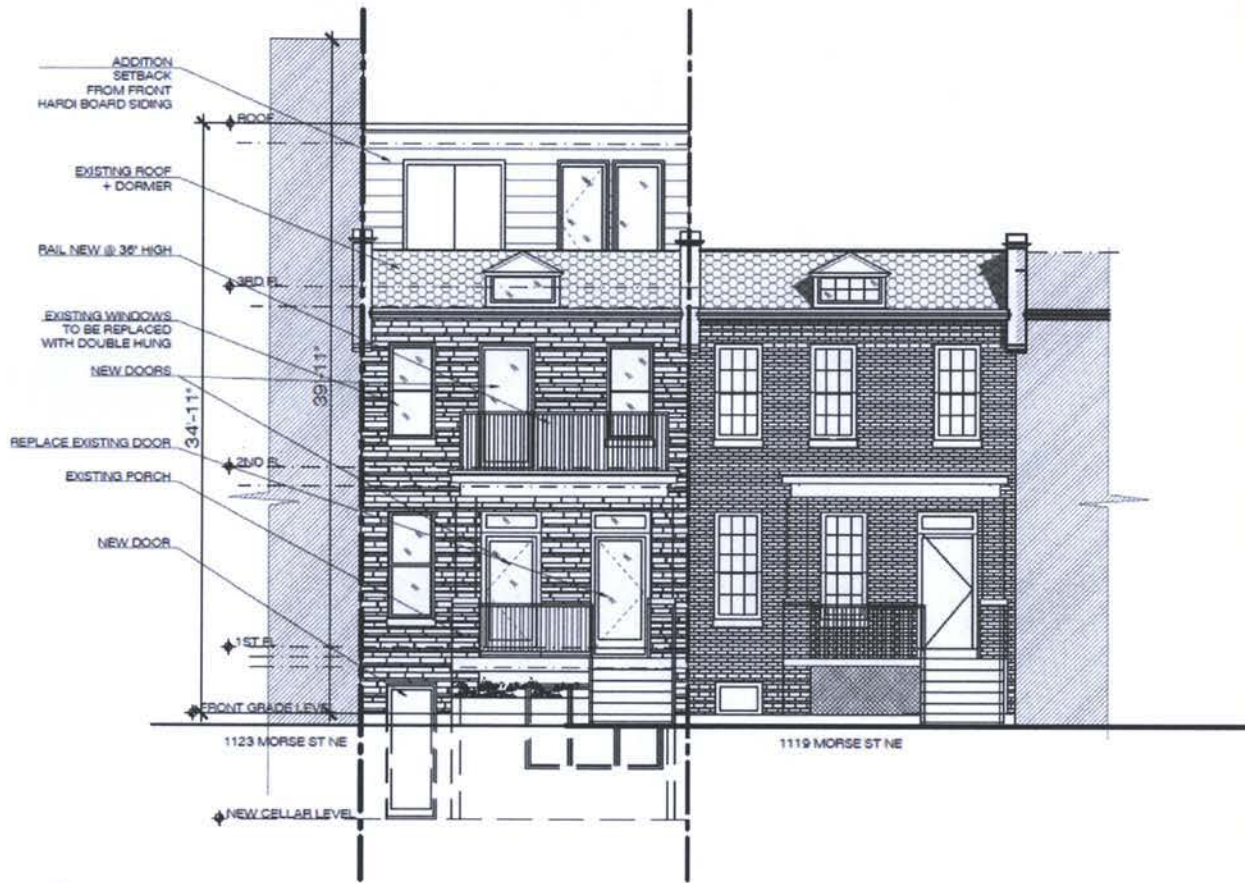




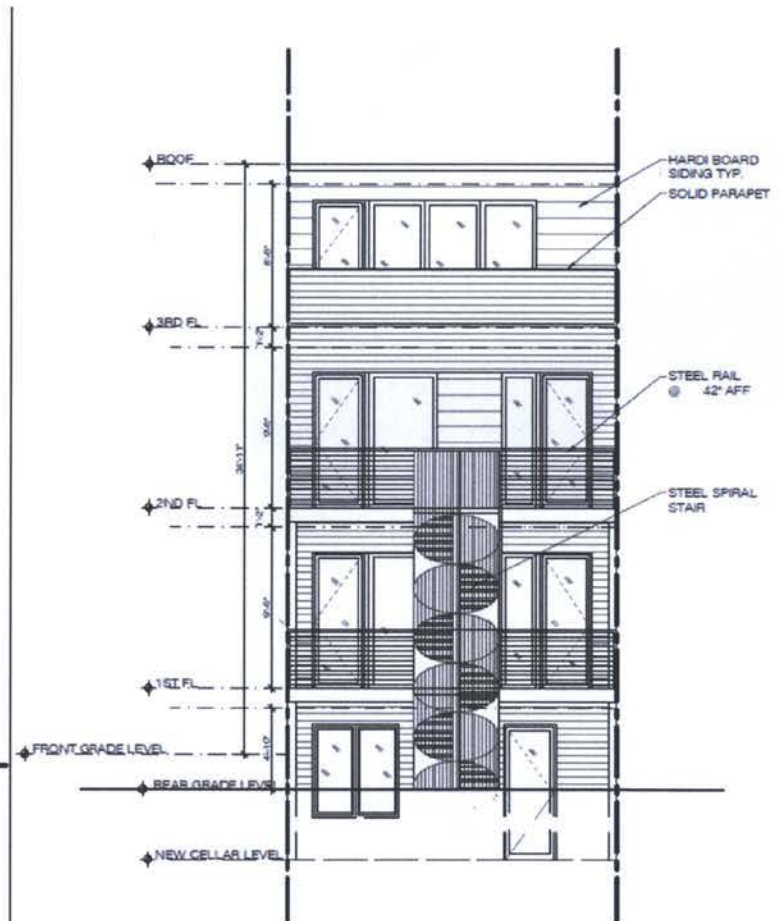
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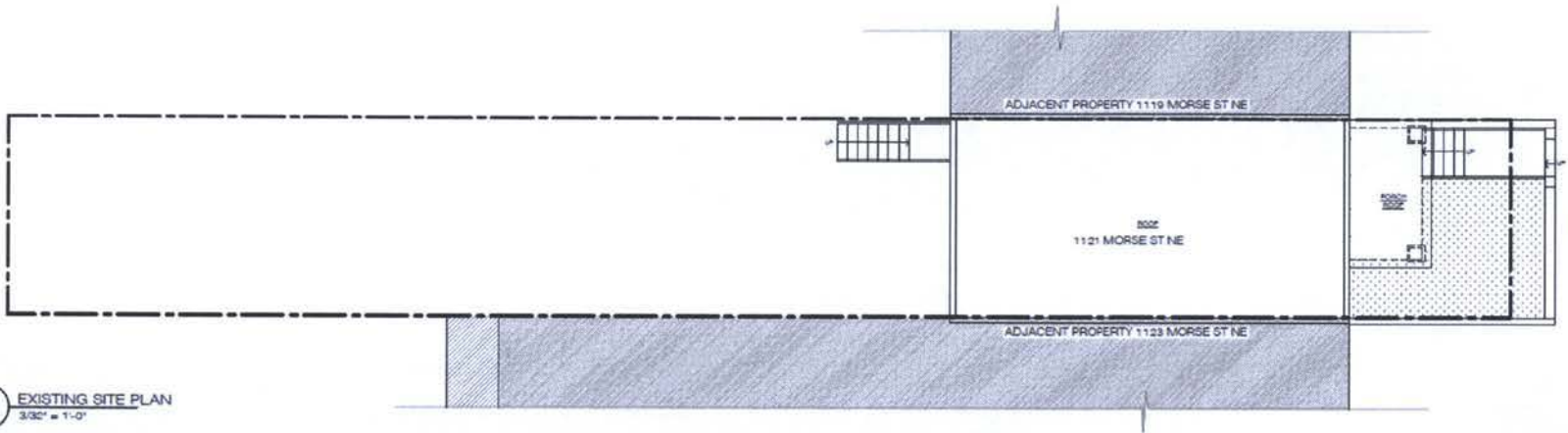
2 EXISTING REAR ELEVATION
1/8" = 1'-0"



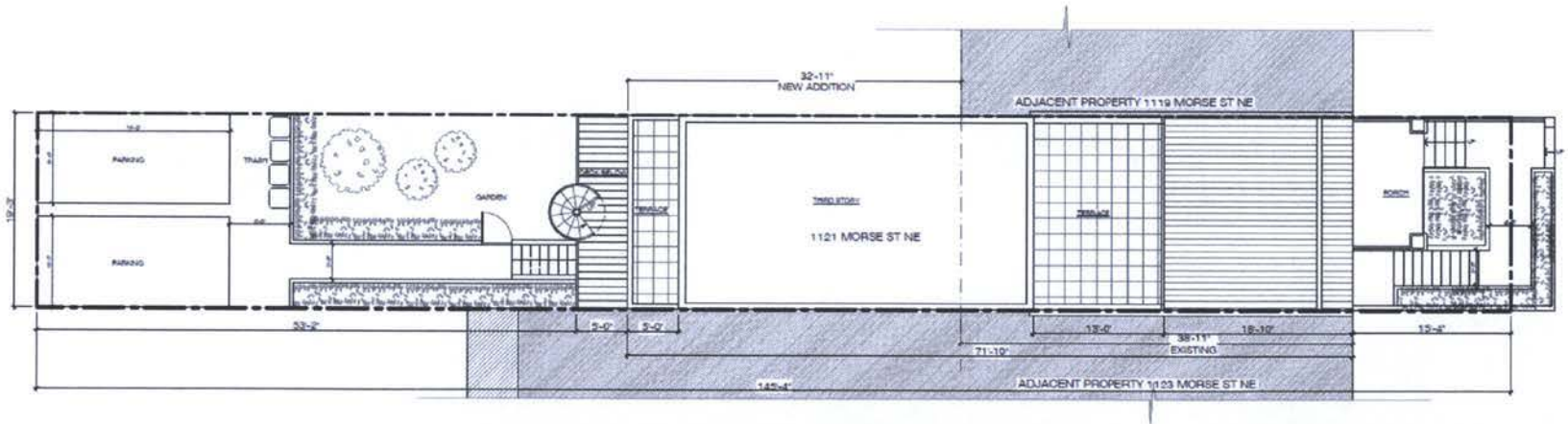
1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



2 PROPOSED REAR ELEVATION
1/8" = 1'-0"



1 EXISTING SITE PLAN
3/32" = 1'-0"



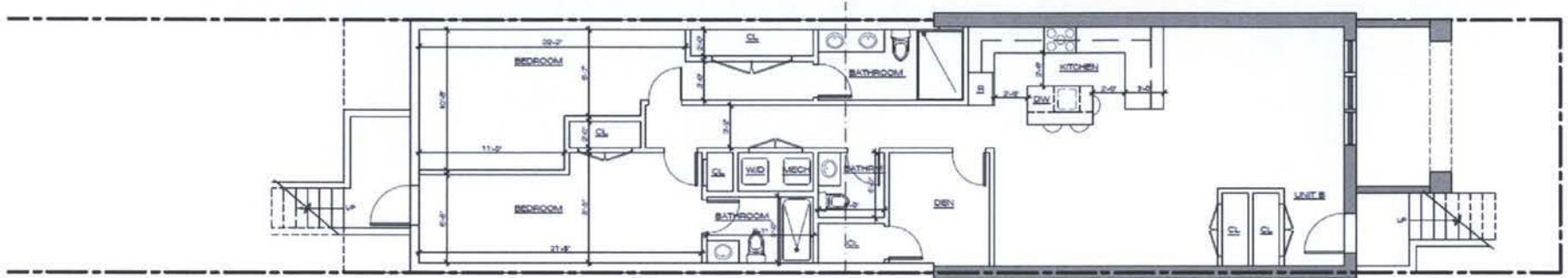
2 PROPOSED SITE PLAN
3/32" = 1'-0"

SCALE 3/32" = 1'-0"

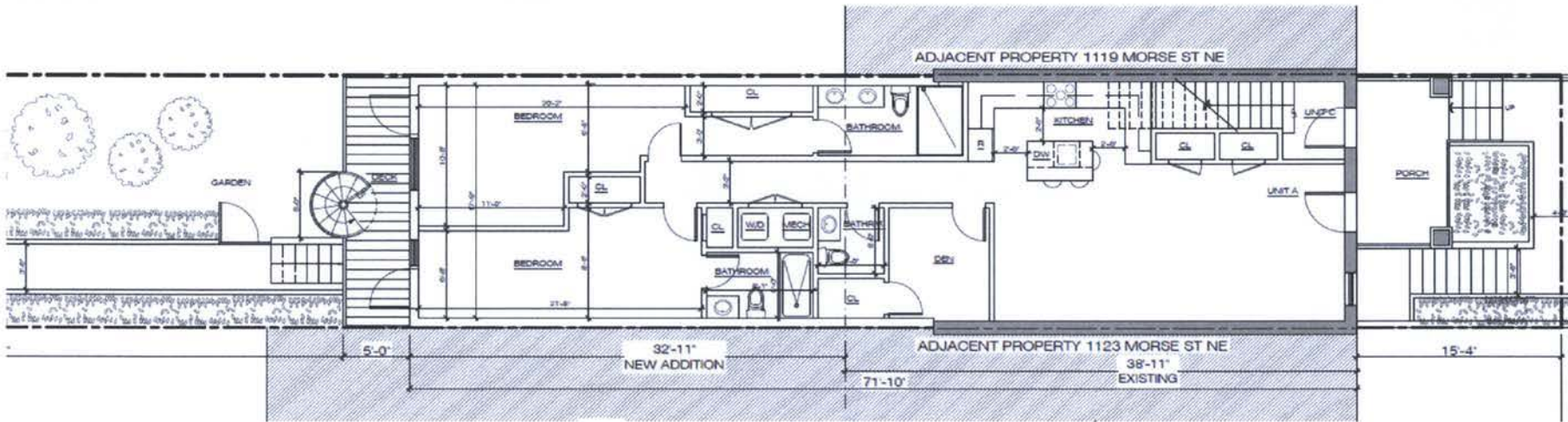
NEW
 EXISTING TO REMAIN

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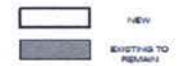
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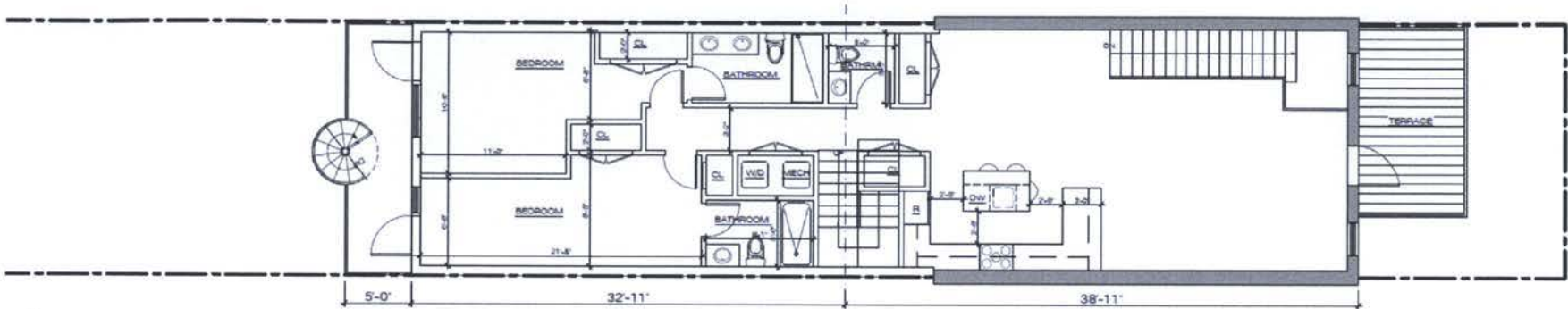


1 CELLAR LEVEL PROPOSED PLAN
1/8" = 1'-0"

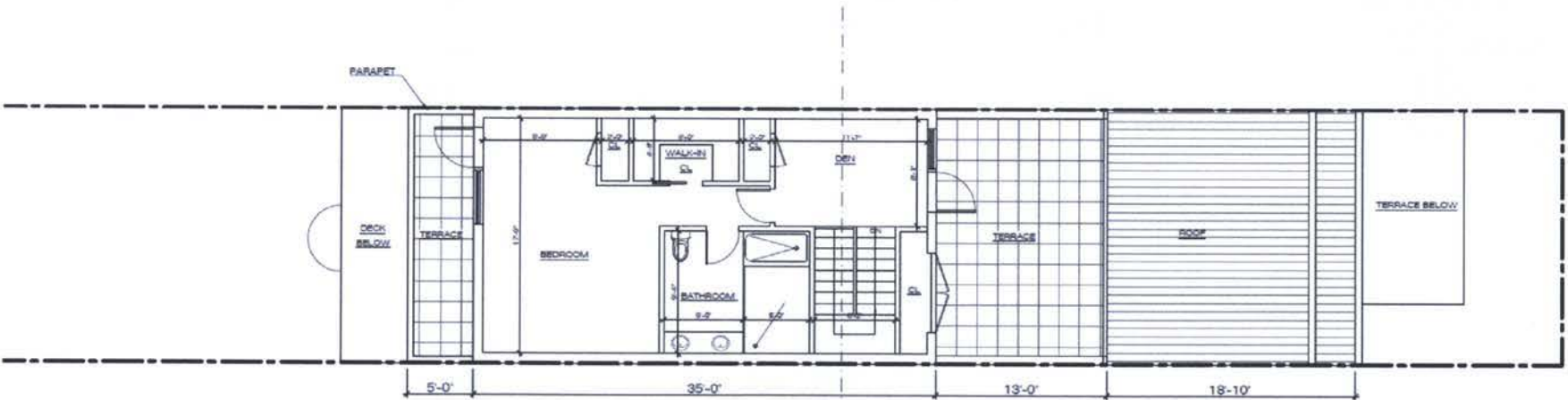


2 FIRST FLOOR PROPOSED PLAN
1/8" = 1'-0"



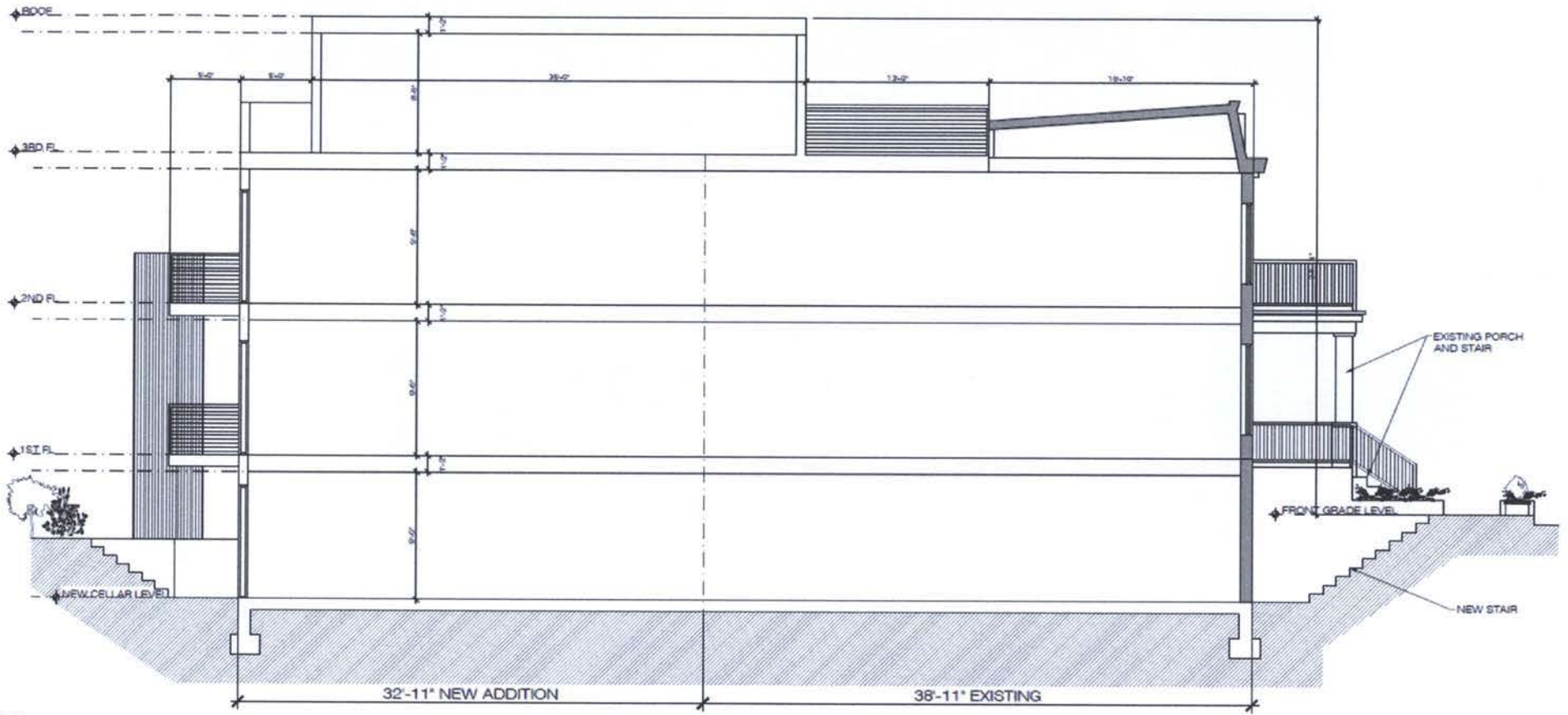


1 SECOND FLOOR PROPOSED PLAN
1/8" = 1'-0"



2 THIRD FLOOR PROPOSED PLAN
1/8" = 1'-0"





1 PROPOSED SECTION
 1/8" = 1'-0"

GENERAL SPECIAL EXCEPTION REQUIREMENTS OF X-901.2

The granting of a special exception in this case “will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” and “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ...” (11-X DCMR § 901.2).

- Will not adversely affect the row homes to the east and west of the Property—buildings to the east are significantly larger than the subject building
- Addition was redesigned so that the buildings to the west would not experience additional impacts on light, air, and privacy
- No changes to the architectural elements, addition is only at the rear
- Will not adversely affect the properties to the north or south of the Building, separated from the Building by Morse Street and a public alley, respectively

REQUIREMENTS OF U-320.2

- (a) Less than 35 feet in height; the proposed height is 34 ft. 11 in.
- (b) 4th dwelling dedicated to IZ; project is limited to 3 units, IZ does not apply
- (c) Existing residential building at the filing; existing residential building on Property
- (d) Minimum of 900 square feet of land area per unit; Property has 2,795 sf.
- (e) Addition must not extend more than 10 ft. past rear wall of neighboring properties; Applicant is requesting a waiver
- (f) Addition shall not block chimney or vent; addition shall not block chimney or vent
- (g) Addition shall not interfere with solar panels; addition is not interfering with solar panels
- (h) Original roof top architectural elements are not to be altered; no roof top architectural elements are being altered

WAIVER FROM 320.2(E):

- 320.2 (e): *An addition shall not extend further than ten feet (10 ft.) past the furthest rear wall of any principal residential building on an adjacent property*
- Addition does not extend beyond buildings to the east (which extend 50+ ft. past the subject building)
- Addition will extend 32 ft. 11 in. (1st and 2nd floors) and 27 ft. 11 in. (3rd story) past the adjacent property to the west
- Does not impact light, air, or privacy
- No windows proposed on the east or west façade of the addition
- Shadow studies show that there is relatively little additional shadow considering the larger buildings to the east already cast a large shadow
- Adjacent neighbor (1119 Morse Street) is in support

LIGHT, AIR & PRIVACY TEST: 320.2(I)

(1) The light and air available to neighboring properties shall not be unduly affected;

The Addition is intended to help balance the bulk and height of the buildings to the west and the buildings to the east. The Applicant originally proposed to construct a larger addition but after meeting with the neighbors and the ANC, made significant changes to help alleviate any perceived impact on light and air available to the neighboring properties.

(2) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and

The Applicant is not proposing to construct any east-facing or west-facing windows on the side of the Addition.

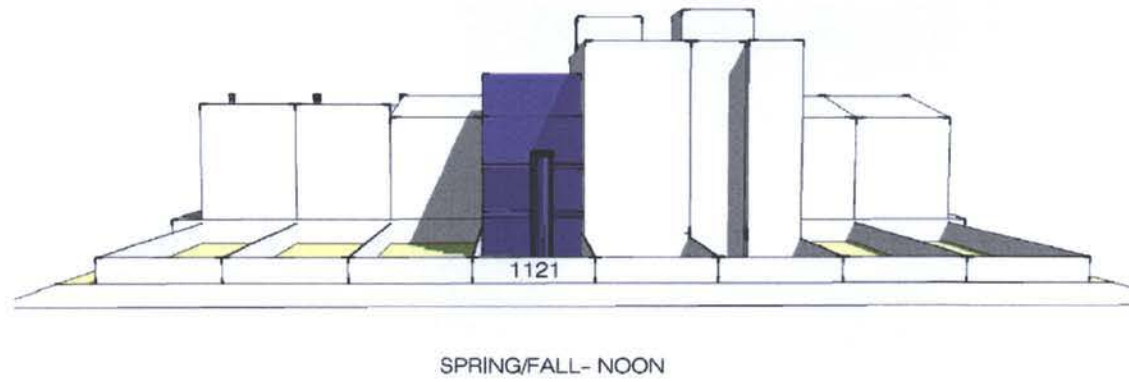
(3) The conversion and any associated additions, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street or alley;

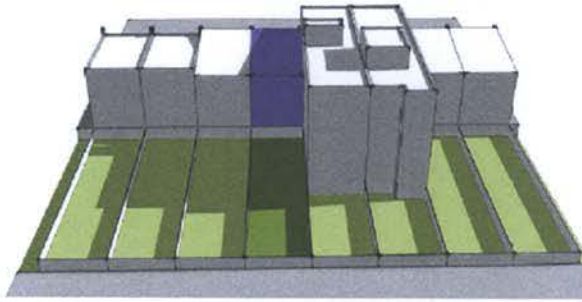
The Addition is setback thirty-one feet and ten inches (31 ft. 10 in.) from the front façade and will therefore not substantially visually intrude upon the character, scale, and pattern of houses along Morse Street, N.E.

View from above



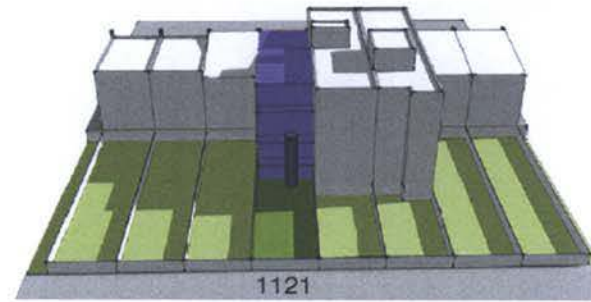
View of the rear



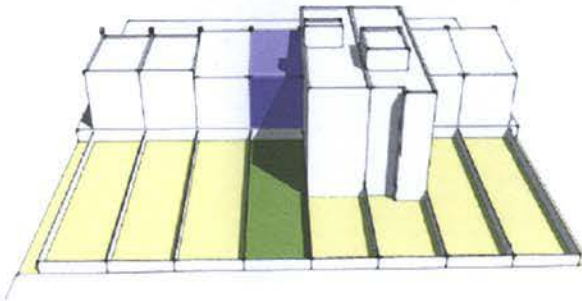


SPRING- FALL
21ST OF MONTH

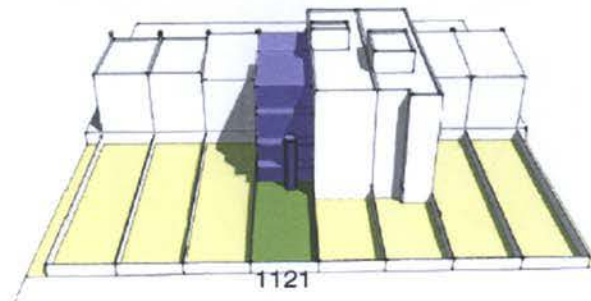
9 AM



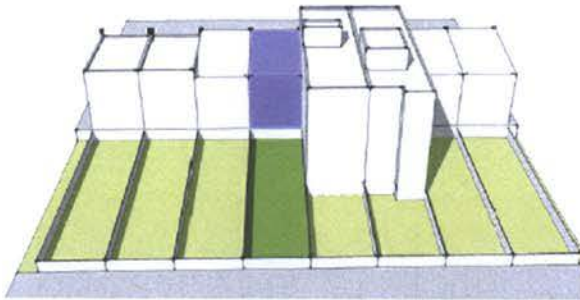
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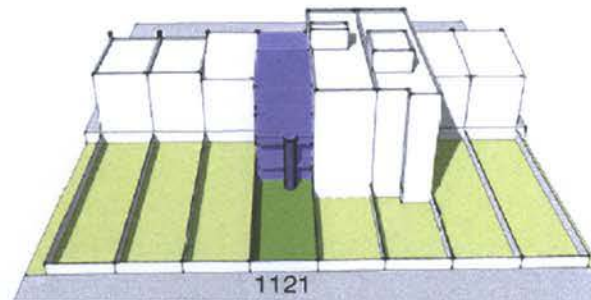
12 NOON



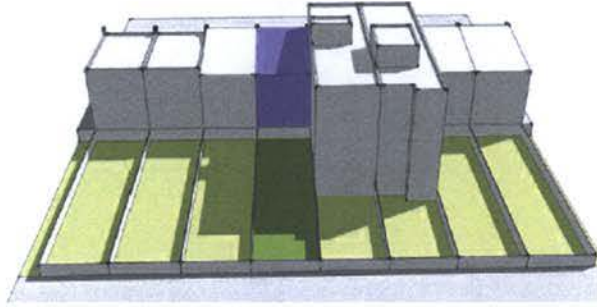
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3 PM



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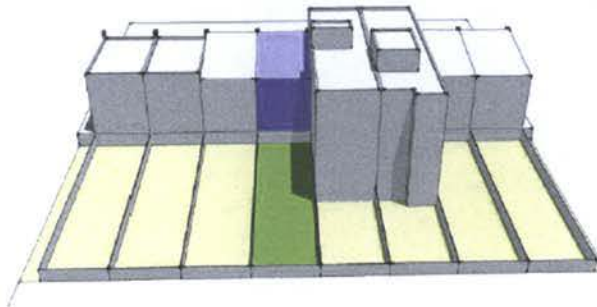


JUNE 21ST
SUMMER

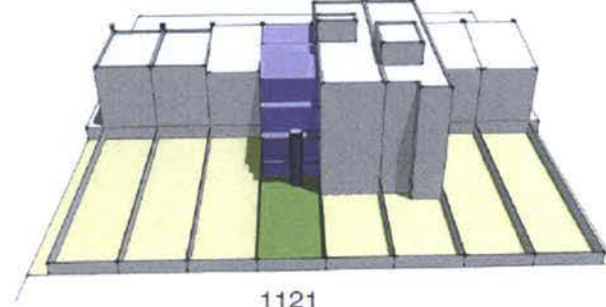
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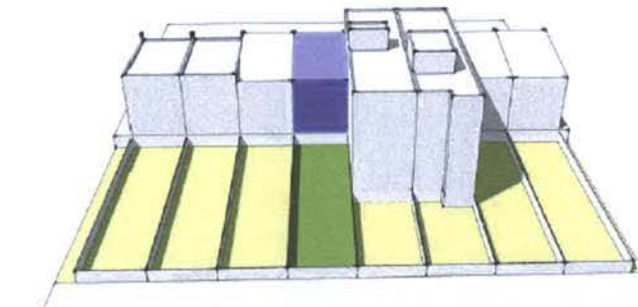
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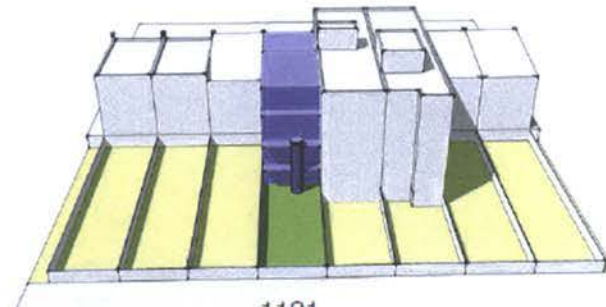
12 NOON



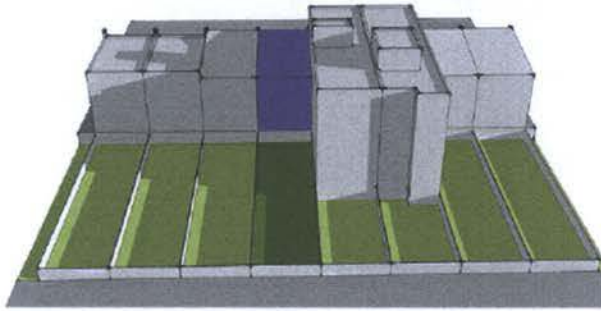
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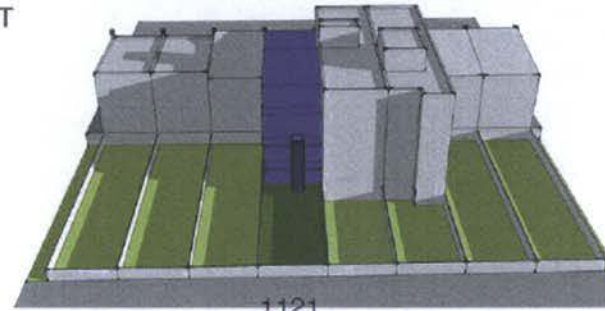


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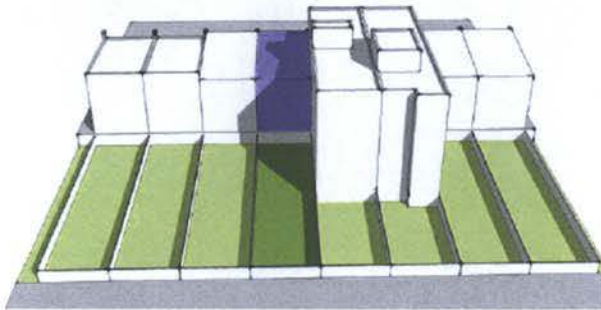


DECEMBER 21ST
WINTER

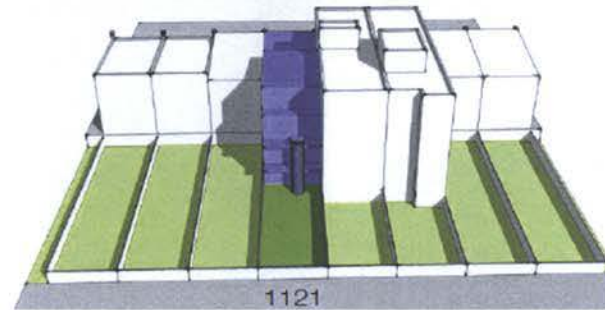
9 AM



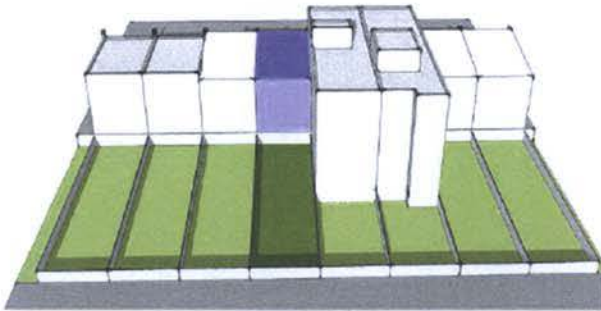
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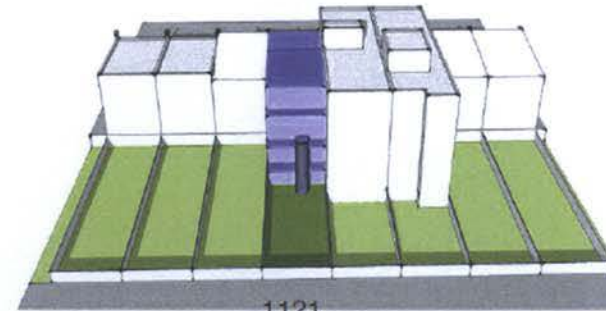
12 NOON



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3 PM



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SHADOW STUDIES

- During the spring and fall at 12PM, there is a slight additional shadow on the adjacent property to the west, but the shadow is gone by 3PM
- During the summer, there is a very slight additional shadow at 9AM and 12PM, but the additional shadow is gone by 3PM
- During the winter, there is some additional shadow at 12PM, but the shadow is gone by 3PM