



**DISTRICT OF COLUMBIA GOVERNMENT  
ADVISORY NEIGHBORHOOD COMMISSION (ANC) 5D**

[www.anc5d.org](http://www.anc5d.org)

November 13, 2017

Mr. Frederick L. Hill  
Chairperson  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W. Suite 210S  
Washington, D.C. 20001

Dear Mr. Hill and Honorable Members of the Board,

ANC 5D Resolves to Oppose the application for Variance/Special Exception sought by HLB Properties LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, for the residential building conversion requirements of Subtitle U § 320.2, and from the building height requirements of Subtitle E § 5203.1 to construct a rear addition to an existing one family dwelling and convert it to a three-unit apartment house in the RF-1 Zone at premises 1121 Morse Street N.E. (Square 4070, Lot 138). To convert a single family dwelling into a three-unit residential building. Advisory Neighborhood Commission 5D submits the following report on BZA case #19635 at premises 1121 Morse Street NE. (Square 4070, Lot 138).

The application was considered at a public meeting of ANC 5D on Tuesday, October 10, 2017. Proper notice of this meeting was given by posting notices on ANC 5D.org website, Ward 5 List serve, MPD-5D List serve and Next Door community blog. In addition, the application was considered during an ANC 5D06 Single Member District Meeting on Thursday, October 5, 2017.

ANC 5D has seven Single Member Districts. A quorum of four commissioners is required for action. Five commissioners were present at the meeting on October 10, 2017. There was a unanimous vote of 5-0-0 in support of opposing the variance/special exception request.

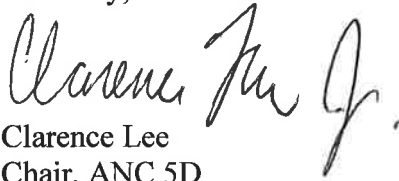
ANC opposes the variance for the following reasons:

1. Adverse impacts of-
  - Building Density, Design, Height and Size
  - Inconsistencies with Character and streetscape of current residential street (e.g., roof type)

- Impact of light/shade on abutting and adjacent neighbor on 1100 Block of Morse Street NE
- Potential structural damages posed by development on adjoining neighboring property
- Insufficient parking spaces

Please contact Commissioner H. Yvonne Buggs, ANC 5D06 at [5D06@anc.dc.gov](mailto:5D06@anc.dc.gov) if you have questions or need further information.

Sincerely,

A handwritten signature in cursive script that reads "Clarence Lee".

Clarence Lee  
Chair, ANC 5D



BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

|  |   |                   |                    |
|--|---|-------------------|--------------------|
| <b>Case No.:</b>                             | 19635   | <b>Case Name:</b> | HJB Properties LLC |
| <b>Address or Square/Lot(s) of Property:</b> | 1121 Morse Street, N.E.   |                   |                    |
| <b>Relief Requested:</b>                     | Special Exception Pursuant to Subtitle U, Section 320.2 and Subtitle E, Section 5203 in order to do an addition to and conversion of the property to a three-unit, 40 ft. building. |                   |                    |

ANC MEETING INFORMATION

|   |  |   |   |   |  |   |   |   |                                  |     |                                     |    |                          |
|---|--|---|---|---|--|---|---|---|----------------------------------|-----|-------------------------------------|----|--------------------------|
| <b>Date of ANC Public Meeting:</b>                  | 1  | 0 | / | 1 | 0  | / | 1 | 7 | <b>Was proper notice given?:</b> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| <b>Description of how notice was given:</b>         | Ward 5 List serve; MPD 5D List serve; ANC5D.org website; NextDoor community blog |   |   |   |  |   |   |   |                                  |     |                                     |    |                          |
| <b>Number of members that constitutes a quorum:</b> | 4  |   |   |   | <b>Number of members present at the meeting:</b> | 5 |   |   |                                  |     |                                     |    |                          |

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

See Attachment

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

See Attachment

AUTHORIZATION

|   |   |          |  |                         |
|---|---|----------|--|-------------------------|
| <b>ANC</b>  | 5 | <b>D</b> | <b>Recorded vote on the motion to adopt the report (i.e. 4-1-1):</b> | 5-0-0                   |
| <b>Name of the person authorized by the ANC to present the report:</b>            |   |          | Clarence Lee and H. Yvonne Buggs                                     |                         |
| <b>Name of the Chairperson or Vice-Chairperson authorized to sign the report:</b> |   |          | Clarence Lee   |                         |
| <b>Signature of Chairperson/ Vice-Chairperson:</b>                                |   |          |  | <b>Date:</b> 11/10/2017 |

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

**INSTRUCTIONS**

Pursuant to 11 DCMR Subtitle Z § 406.2 and Subtitle Y § 406.2, the Zoning Commission (ZC) and Board of Zoning Adjustment (BZA) shall give *“great weight”* to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
  - a. The Interactive Zoning Information System (IZIS) at [www.dcoz.dc.gov](http://www.dcoz.dc.gov);
  - b. By email to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov) for the ZC or [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov) for the BZA; or
  - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadlines are as follows:
  - a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a public hearing under Subtitle Z § 406.3 and Subtitle Y § 406.3.
  - b. In all cases before the ZC or BZA, ANCs must file this form before the ZC or BZA makes a decision in order to receive great weight.

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the Government of the District of Columbia to the Office of the Inspector General  
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline  
1-800-521-1639 | 202-724-TIPS (8477) | Email: [hotline.oig.dc.gov](mailto:hotline.oig.dc.gov) | Web Page: [www.oig.dc.gov](http://www.oig.dc.gov)



**If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.**



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 ADVISORY NEIGHBORHOOD COMMISSION (ANC) 5D  
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**PETITION**

**BZA #19635 (1121 Morse Street, N.E.)**

| Name                                   | Address                              |
|--|--------------------------------------|
| 1. <u>Seralbi B. Harla</u>             | <u>1119 Morse St. NE, DC 20002</u>   |
| 2. <u>Macl Hue</u>                     | <u>1119 MORSE ST NE DC 20002</u>     |
| 3. <u>[Signature]</u>                  | <u>1136 Morse St NE WDC 20002</u>    |
| 4. <u>[Signature]</u>                  | <u>1149 M Morse St NE, WDC 20002</u> |
| 5. <u>[Signature]</u>                  | <u>1165 Morse St. NE. WDC 20002</u>  |
| 6. <u>Dretta Ward</u>                  | <u>1141 MORSE ST NE WDC 20002</u>    |
| 7. <u>James C. Agosto</u>              | <u>1114 Morse St. N.E. WDC 20002</u> |
| 8. <u>[Signature]</u>                  | <u>1114 Morse St. NE. WDC 20002</u>  |
| 9. <u>Giselle Rong + Nicolas Ojeda</u> | <u>1118 MORSE ST NE 2002</u>         |
| 10. <u>JORDAN PAT</u>                  | <u>1120 MORSE ST NE 2002</u>         |
| 11. <u>Melania Maldonado-Hicks</u>     | <u>1127 Morse St NE WDC 20002</u>    |
| 12. <u>Linda Nellums</u>               | <u>1128 Morse St NE WDC 20002</u>    |
| 13. <u>Sanja Stanley</u>               | <u>1137 Morse St. NE WDC 20002</u>   |
| 14. <u>[Signature]</u>                 | <u>1140 Morse St NE 2002</u>         |
| 15. <u>Saphis Person</u>               | <u>1143 MORSE ST NE</u>              |
| 16. <u>[Signature]</u>                 | <u>1143 MORSE ST NE</u>              |

|  |                       |   |  |
|--|-----------------------|---|--|
| ANC 5D Commissioners<br>2015 - 2016                | 5D01: Peta-Gay Lewis  | 5D02: Keisha Shropshire<br>ANC 5D Treasurer | 5D03: James Butler                       |
| 5D04: Bernice Blacknell<br>ANC 5D Vice Chairperson | 5D05: Kathy Henderson | 5D06: Yvonne Buggs<br>ANC 5D Secretary      | 5D07: Clarence Lee<br>ANC 5D Chairperson |



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**PETITION**

***BZA #19635 (1121 Morse Street, N.E.)***

| Name                         | Address                       |
|------------------------------|-------------------------------|
| 1. <u>GEORGE PAULK</u>       | <u>1014 Florida Ave #3</u>    |
| 2. <u>Matherine Birchard</u> | <u>1207 W. Virginia Ave</u>   |
| 3. <u>Bernice Lewis</u>      | <u>1105 West Virginia Ave</u> |
| 4. <u>Jamie Papaleo</u>      | <u>1209 West Va. Ave, NE</u>  |
| 5. <u>[Signature]</u>        | <u>1211 W VA AVE NE</u>       |
| 6. _____                     | _____                         |
| 7. _____                     | _____                         |
| 8. _____                     | _____                         |
| 9. _____                     | _____                         |
| 10. _____                    | _____                         |
| 11. _____                    | _____                         |
| 12. _____                    | _____                         |
| 13. _____                    | _____                         |
| 14. _____                    | _____                         |
| 15. _____                    | _____                         |
| 16. _____                    | _____                         |

|   |                       |  |   |
|---|-----------------------|--|---|
| ANC 5D Commissioners<br>2015 - 2016                       | 5D01: Peta-Gay Lewis  | 5D02: Keisha Shropshire<br><i>ANC 5D Treasurer</i> | 5D03: James Butler                              |
| 5D04: Bernice Blacknell<br><i>ANC 5D Vice Chairperson</i> | 5D05: Kathy Henderson | 5D06: Yvonne Buggs<br><i>ANC 5D Secretary</i>      | 5D07: Clarence Lee<br><i>ANC 5D Chairperson</i> |