


**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF TRANSPORTATION**



**d.** Planning, and Sustainability Division

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin  
Project Review Manager 

**DATE:** November 17, 2017

**SUBJECT:** **BZA Case No. 19635** – 1121 Morse Street NE

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**APPLICATION**

HJB Properties, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions from 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 residential building in the RF-1 Zone. The site is located at 1121 Morse Street NE (Square 4070, Lot 138). There is currently one (1) off-street vehicle parking space. Per zoning requirements, the Applicant will be providing two (2) vehicle parking spaces on-site.

**RECOMMENDATION**

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, this proposed action will have no adverse impacts on the travel conditions of the District’s transportation network. DDOT has no objection to the approval of the requested special exceptions.

Public Space

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the requested special exceptions should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT’s recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT’s Public Realm Design Manual.

Board of Zoning Adjustment  
District of Columbia

CASE NO. 19635

AC:jl