


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: January 3, 2018

SUBJECT: BZA Case No. 19657 – 1135 Morse Street NE

APPLICATION

Mala Mahmood (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under the residential conversion regulations of Subtitle U § 320.2, to construct a rear addition and convert an existing one-family dwelling into a three-unit apartment house in the RF-1 Zone. There are currently two (2) vehicle parking spaces provided on-site accessed from the 20-foot rear public alley. The Applicant is not required and not proposing to provide any additional vehicle parking spaces. The site is located at 1135 Morse Street NE (Square 4070, Lot 145).

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

DDOT’s lack of objection to the special exceptions should not be viewed as an approval of public space elements. Any elements of the project proposed in public space, such as the stairs to the basement, require the Applicant to pursue a public space permit through DDOT’s permitting process. The stairs to the basement should be connected to the existing leadwalk. The Applicant should minimize the amount of paving in public parking and maximize green space. Additionally, the Applicant should note that the stairs to the basement will be permitted as an areaway projection. Areaways on Morse Street NE may project up to 6 feet from the property line.

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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.

AC:jl