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1117 Morse Street NE

10 Dec 2019 | BZA Submission

OWNER: RITESH MATTA.
1117 MORSE STREET, NW
WASHINGTON, DC 20002

ARCHITECT: INSCAPE STUDIO
1353 U STREET, NW, 2ND FLOOR
WASHINGTON, DC 20009

ADDRESS: 1117 MORSE STREET, NW
WASHINGTON, DC 20002

LOT: 0136
SQUARE: 4070
WARD: 5

CODE/ZONING INFORMATION

CODE: TITLE 12 DCMR, SUBTITLES A TO L, DC
CONSTRUCTION CODES SUPPLEMENT (2013)
ZONING: DC ZONING REGULATIONS OF 2016

ZONE DISTRICT: RF-1

(201) MINIMUM LOT AREA REQUIREMENTS (TABLE 201.1)

REQUIRED MINIMUM LOT AREA: 1,800 SF
PROVIDED: 2,795 SF
REQUIRED LOT WIDTH MINIMUM : 18 FT
PROVIDED: 19.23 FT

(204) MINIMUM PERVIOUS SURFACE REQUIREMENTS

LOT SIZE LARGER THAN 2,000 SF REQUIRED MINIMUM
PERVIOUS SURFACE 20% (204.1)

LOT AREA: 2,795 SF
REQUIRED: 559 SF (20%)
PROPOSED: 660 SF (26%)

(206) ROOF TOP OR UPPER FLOOR ADDITIONS

A ROOF TOP ARCHITECTURAL ELEMENT ORIGINAL TO
THE BUILDING SUCH AS CORNICES, PORCH ROOF, A
TRURRET, TOWER, OR DORMER, SHALL NOT BE
REMOVED OR SIGNIFICANTLY ALTRERED, INCLUDING
SHIFTING ITS LOCATION, CHANGING ITS SHAPE OR
INCREASING ITS HEIGHT, ELEVATION, OR SIZE.

PROPOSED: 6' SET BACK FROM EXISTING CORNICE
TO REMAIN

(302) MAXIMUM NUMBER OR DWELLING UNITS

IN THE RF-1 ZONE, TWO (2) DWELLING UNITS MAY BE
LOCATED WITHIN THE PRINCIPAL STURCTURE OR ONE
(1) EACH IN THE PRINCIPAL STURCTURE AND AN
ACCESSORY STRUCTURE.

PROPOSED: THREE (3) DWELLING UNITS TOTAL,
THREE (3) WITHIN THE PRINCIPAL
STRUCTURE AND THE CARRIAGE HOUSE
WILL BE DESIGNATED ONE FLOOR PER
UNIT #1 AND #2

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(303) HEIGHT

EXISTING: TWENTY SEVEN (27) FEET
ALLOWED: MAXIMUM OF THIRTY-FIVE (35) FEET AND
THREE (3) STORIES.
PROPOSED: THIRTY-FOUR FEET AND 9 INCHES
(34'-9") AND THREE STORIES PLUS
CELLAR

(5002) HEIGHT ACCESSORY BUILDING

ALLOWED: MAXIMUM HEIGHT TWENTY FEET (20 FT)
AND TWO (2) STORIES
PROPOSED: EIGHTEEN FEET AND SIX INCHES
(18'-6" FT) AND TWO (2) STORIES

(304) LOT OCCUPANCY

EXISTING: 842,816 SF 30.15%
MAXIMUM ALLOWED: 60% 2,795 SF (.60) = 1,677 SF
PROPOSED: 1,669 SF 59%

(5003) LOT OCCUPANCY ACCESSORY BUILDING

MAXIMUM ALLOWED: 450 SF
PROPOSED: 450 SF

(305) FRONT SETBACK

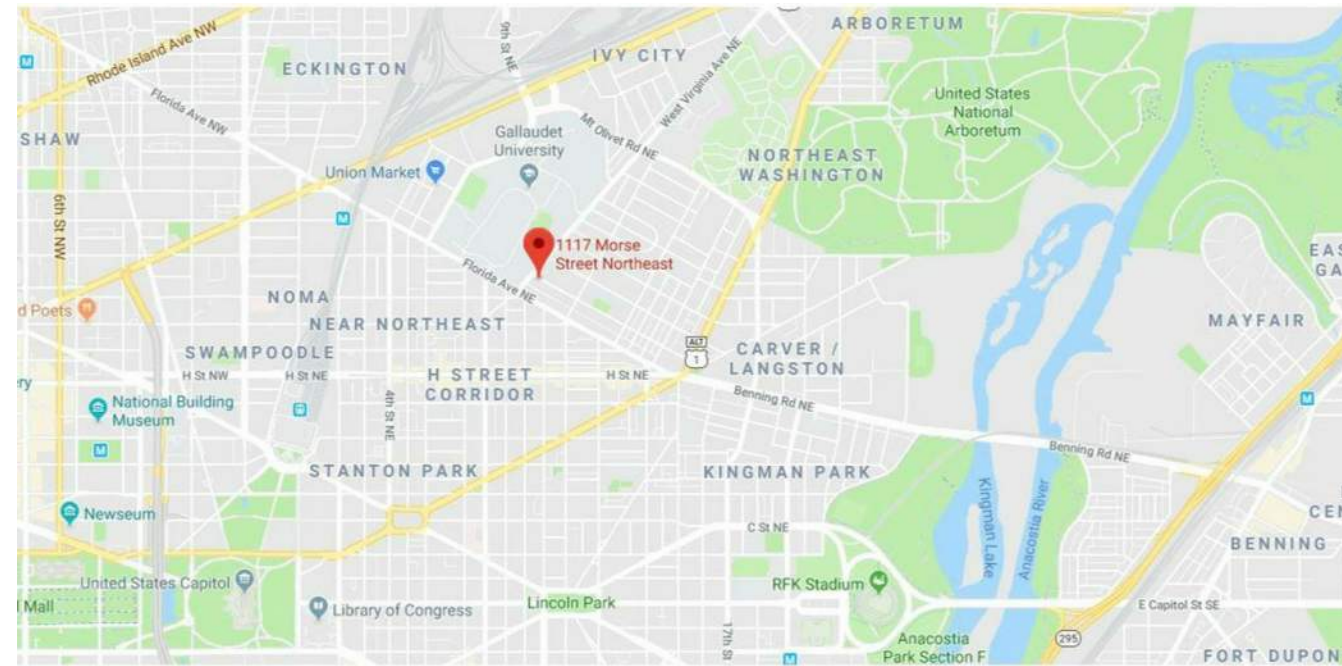
ALLOWED: FRONT SET BACK SHALL BE PROVIDED,
THAT IS WITHIN THE RANGE OF EXISTING
FRONT SETBACKS OF ALL STRUCTURES
ON THE SAME SIDE OF THE STREET IN
THE BLOCK.
PROPOSED: EXISTING ESTABLISHED SETBACK TO
REMAIN.

(306) REAR YARD

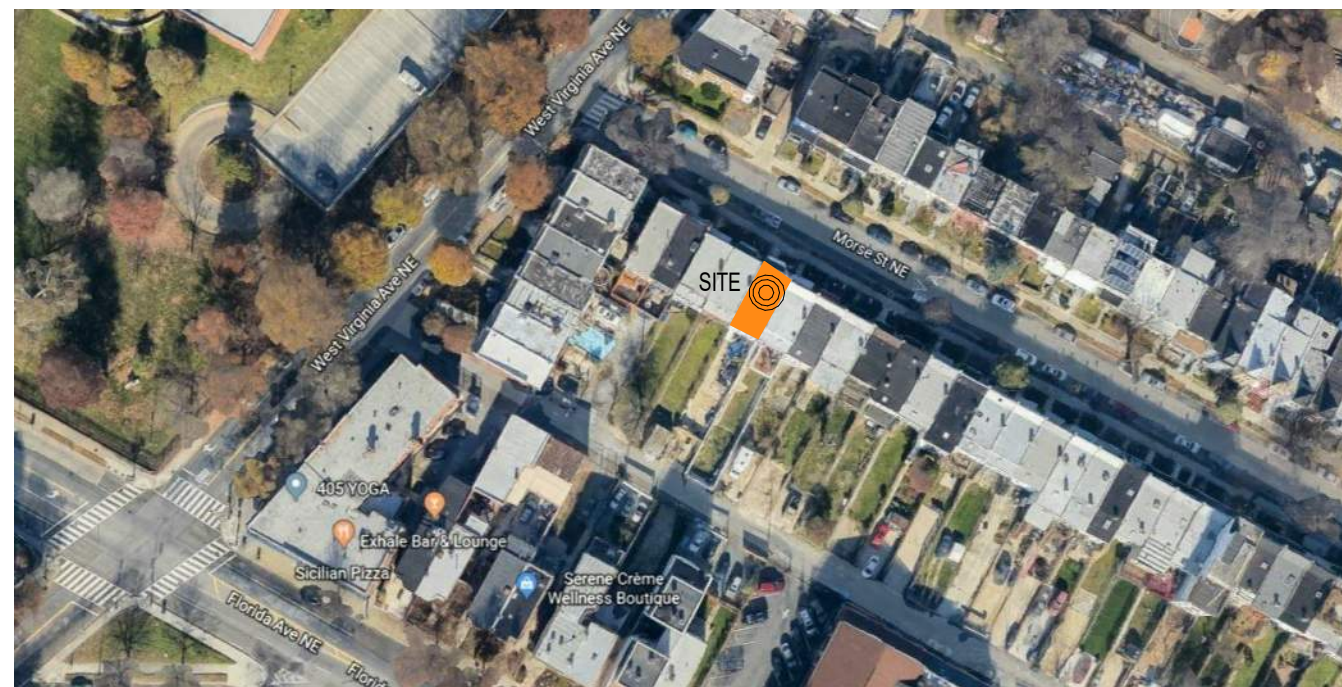
EXISTING: NINETY TWO (92) FEET
MINIMUM ALLOWED: TWENTY (20) FEET
PROPOSED: TWENTY (20) FEET AND THREE
(3) INCHES

(701) VEHICULAR PARKING

REQUIRED: RESIDENTIAL FLAT 1 PER 2 DWELLING
UNITS
PROPOSED: 2 PARKING SPACES FOR 3 UNITS



Site Location



Aerial image

Project Information

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1125 1123 1121 1119 **1117** 1115 1113 1105 1103 Morse Street, NE 1133 West Virginia, NE



Front view



Perspective view

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Photographs of Existing Context - Front

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Rear Side View



Rear Alley



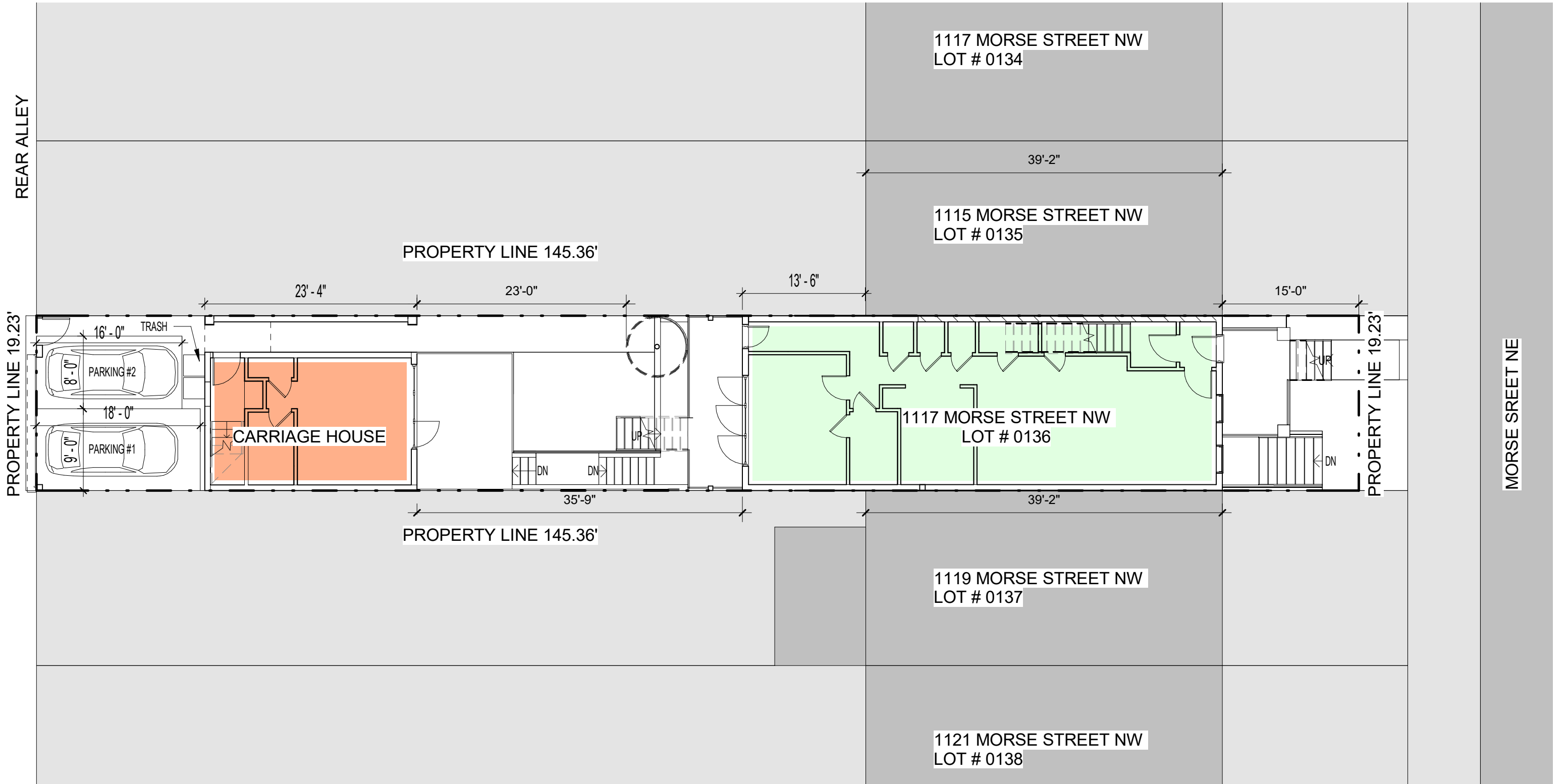
Rear



Rear Side View East



Rear Side View 1167 Morse Street, NE



1117 Morse Street NE

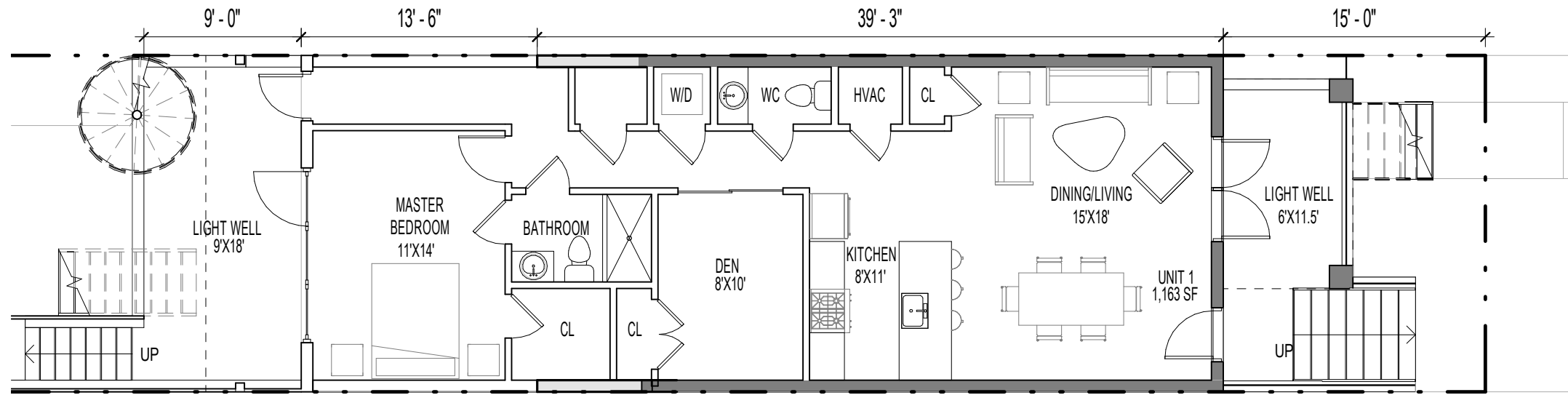
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Site Plan

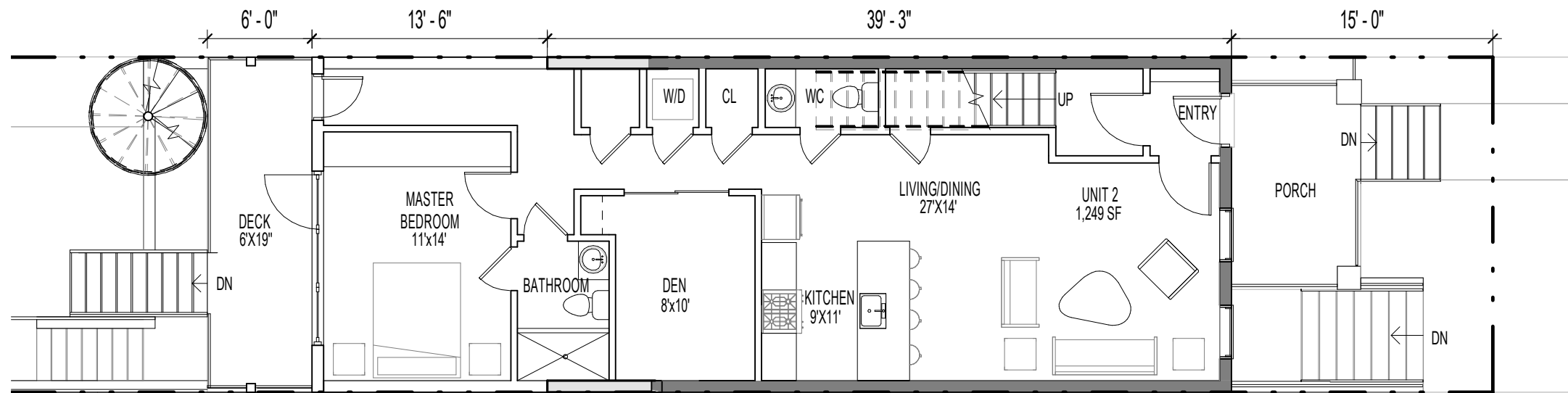
3/32" = 1'-0" | PAGE 5



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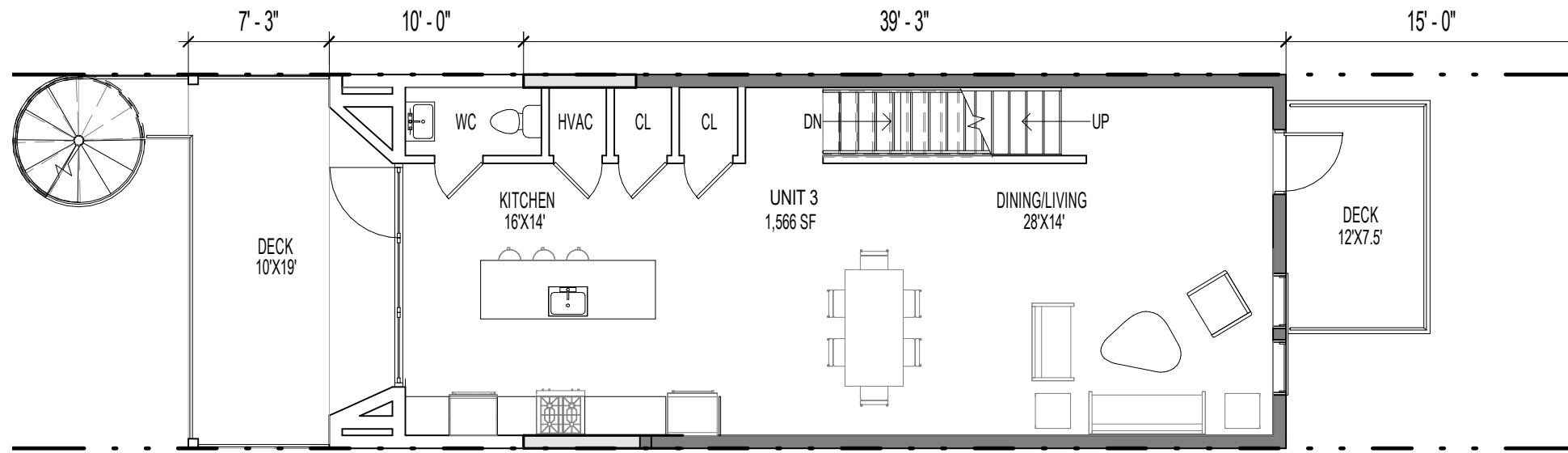


Cellar

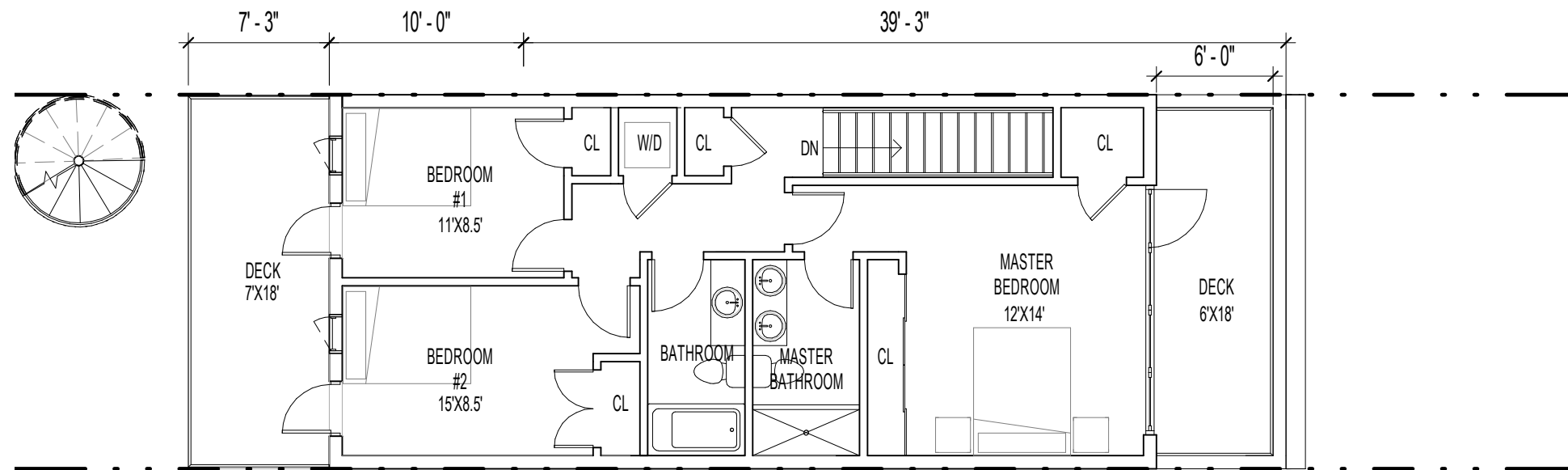


First Floor



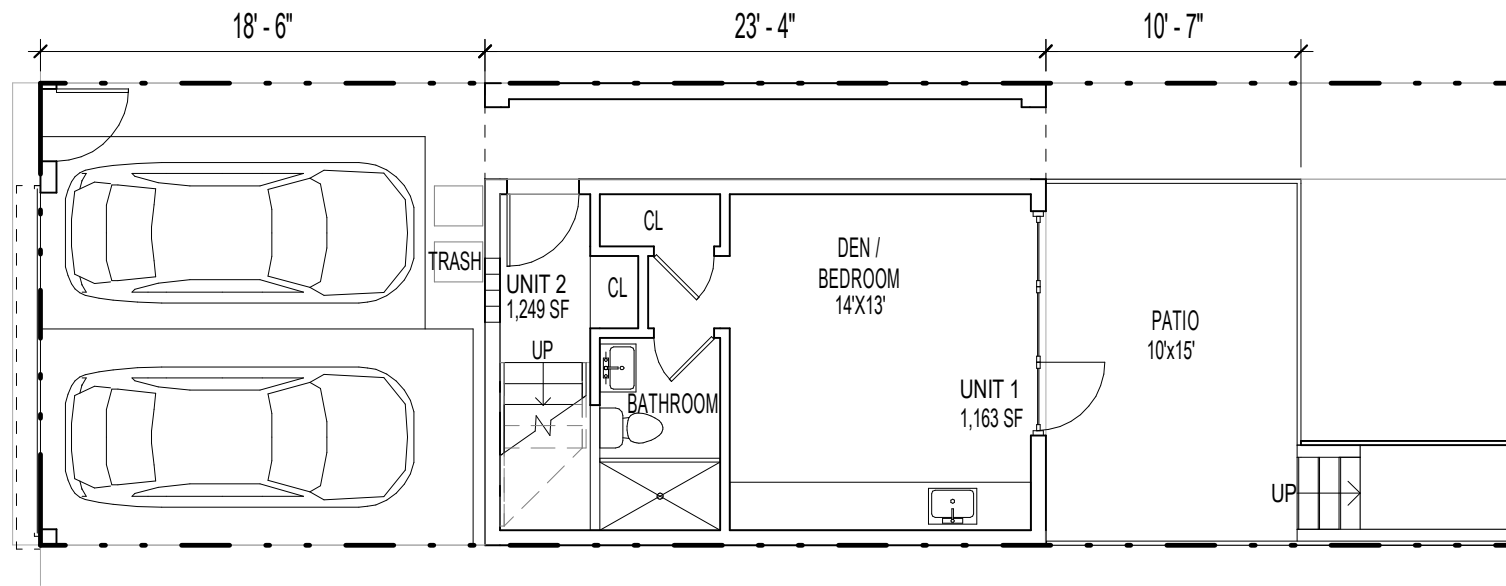


Second Floor

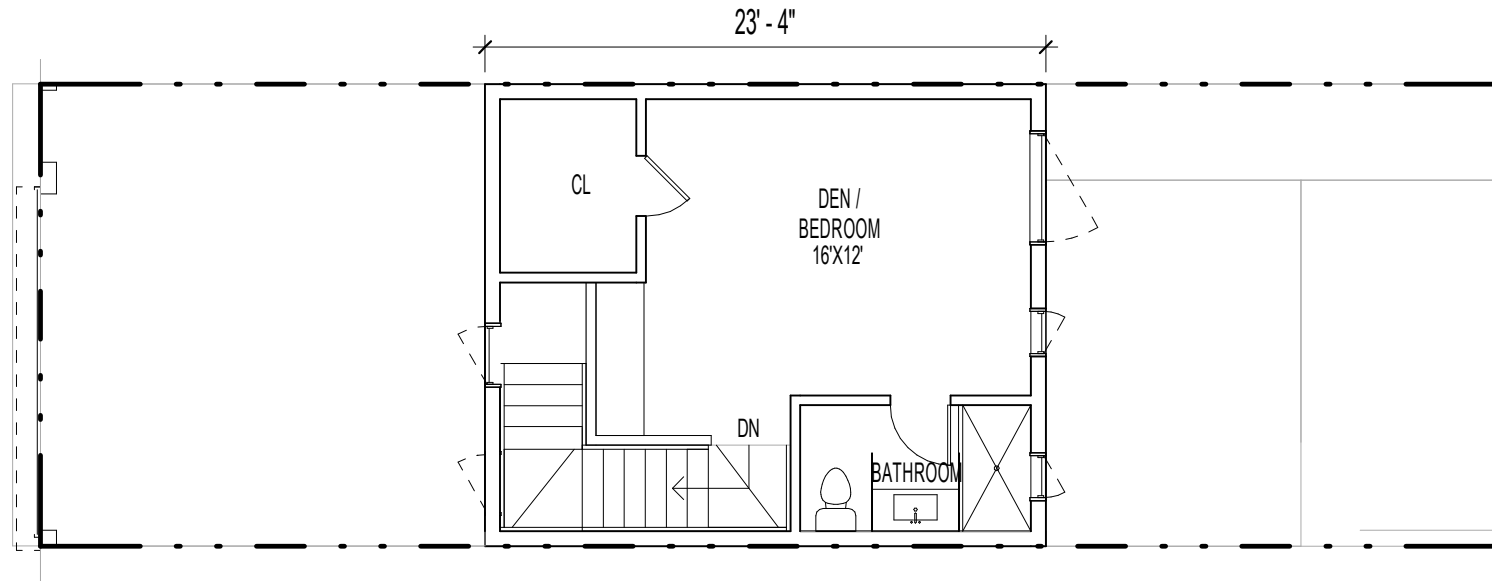


Third Floor





First Floor



Second Floor



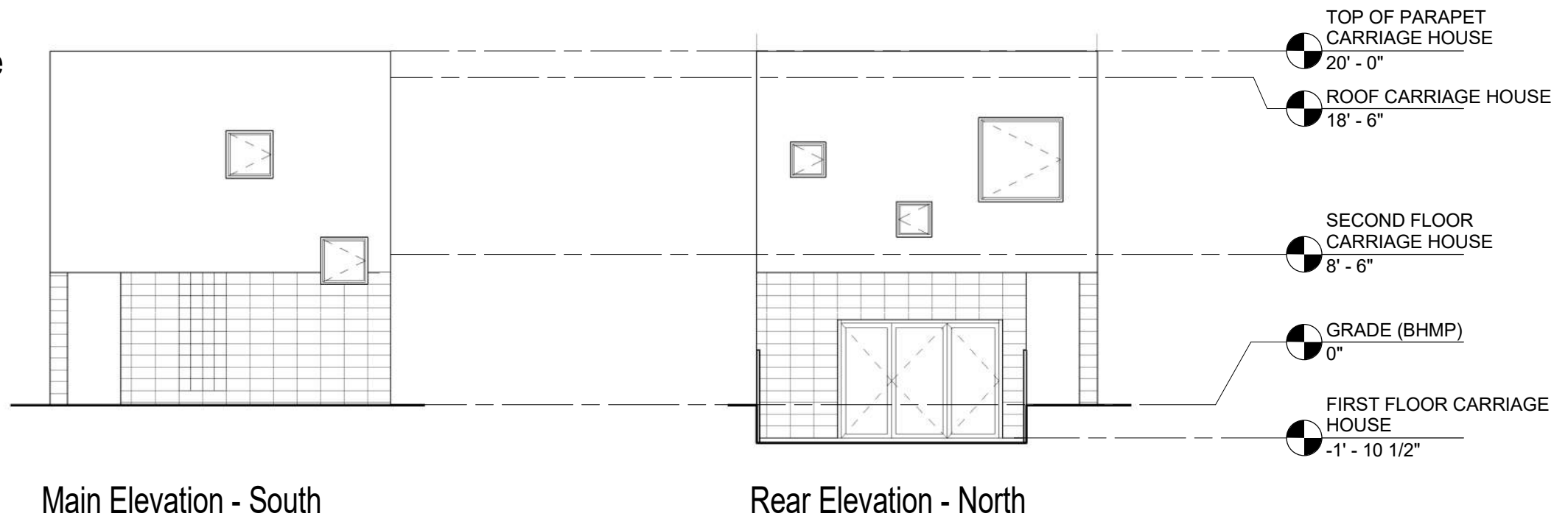
Main House Elevations



Rear Elevation - South

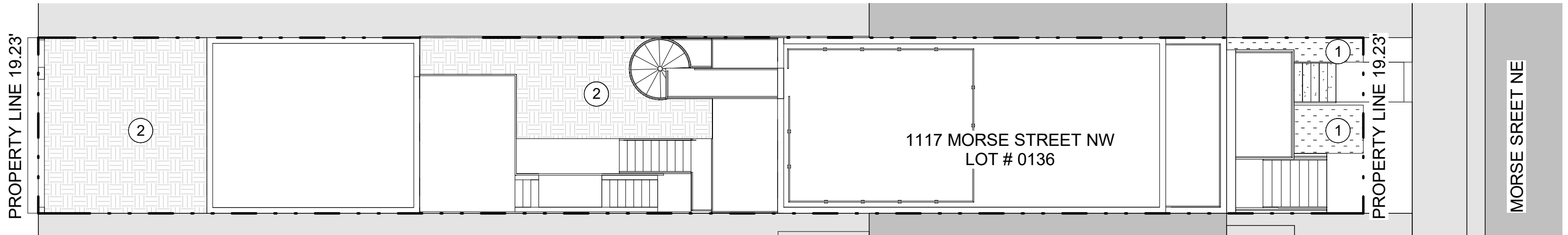
Main Elevation - North

Carriage House Elevations



Main Elevation - South

Rear Elevation - North



LOT AREA: 2,795 SF
REQUIRED: 559 SF (20%)
PROPOSED: 660 SF (26.2%)

- ① LANDSCAPED AREA
- ② PERMEABLE PAVING / ASPHALT

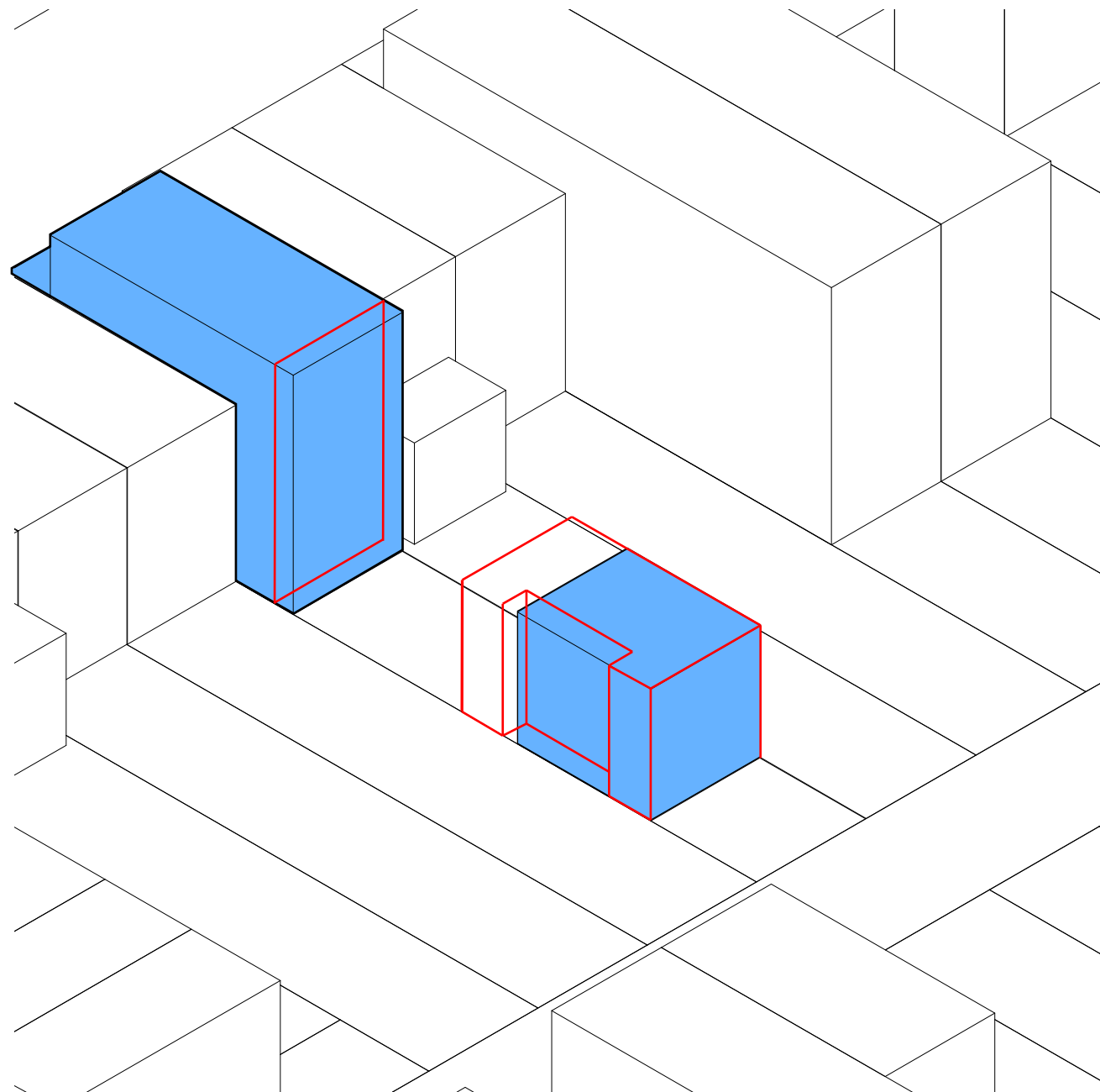
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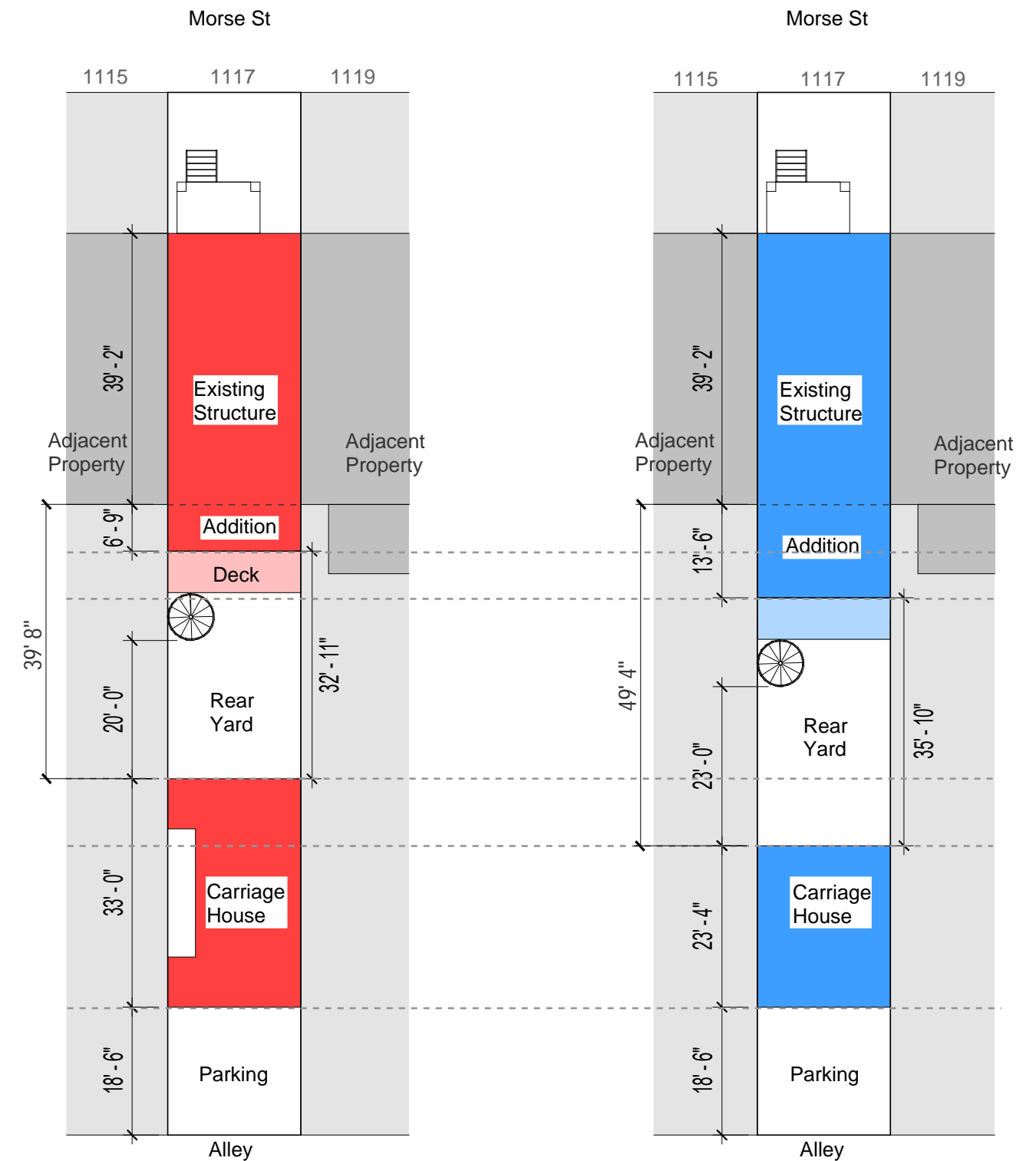
Pervious Surfaces

3/32" = 1'-0" | PAGE 10





■ NEW PROPOSAL
 ■ PREVIOUS VERSION



PREVIOUS VERSION

NEW PROPOSAL



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Previous Version vs New Proposal

3/64" = 1'-0" | 11



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