

OP PRELIMINARY MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Maxine Brown-Roberts, Development Review Specialist
Joel Lawson, Associate Director Development Review

DATE: February 12, 2025

SUBJECT: BZA Case 21220 – Relief request for additions to a single dwelling house to convert it into a three-dwelling apartment building at 1154 Morse St. NE

327 Upshur, LLC (“Applicant”) requests the following special exception relief:

- Subtitle E § 207.5, Rear Yard Extension (10 ft. max. allowed, 16 ft. proposed) pursuant to Subtitle E § 5201 and Subtitle X § 901.2:
- Subtitle U § 320.2 Apartment House Conversion pursuant to Subtitle X § 901.2

The requested relief is to allow a three-story rear addition, a third floor addition, a stairway penthouse to a roof deck and, in the original proposal, a two-story accessory building. The Applicant is also converting the building to three principal dwelling units. The rear addition would extend 16 feet past the rear walls of the adjacent buildings to the east and west. The Applicant is also required to re-subdivide the current tax lot into a record lot.

Following discussions with an adjacent neighbor and ANC-5D, the Applicant proposed revising the plan by removing the accessory structure and extending the rear wall extension to 20 feet. At this time, the Applicant is considering their options. Therefore, OP is awaiting the filing of the Applicant’s supplemental information, and based on that information OP will file a Supplemental Report prior to the public hearing.