

1154 MORSE STREET

3 MAR 2025 | Schematic Design



OWNER:

ARCHITECT:

ADDRESS:

LOT:

SQUARE:

WARD:

LOT AREA:

EXISTING LOT OCCUPANCY:

LONGBRIDGE FINANCIAL LLC, and
WILMINGTON SAVINGS FUND SOCIETY FSB
3900 CAPITAL CITY BLVD
LANSING, MI 48906

INSCAPE STUDIO
926 N STREET, NW REAR
WASHINGTON, DC 20001

1154 MORSE STREET, NE
WASHINGTON, DC 20002

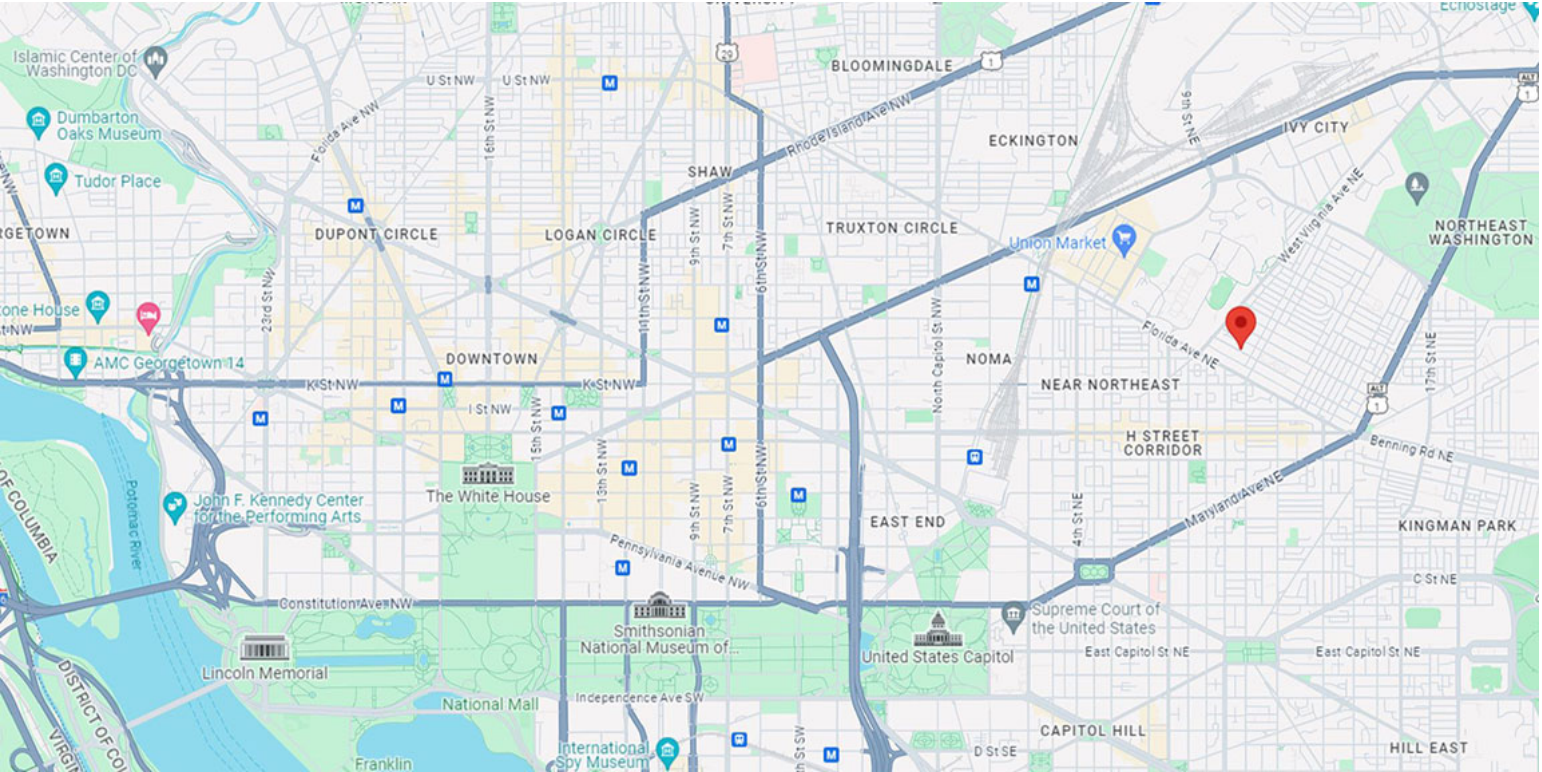
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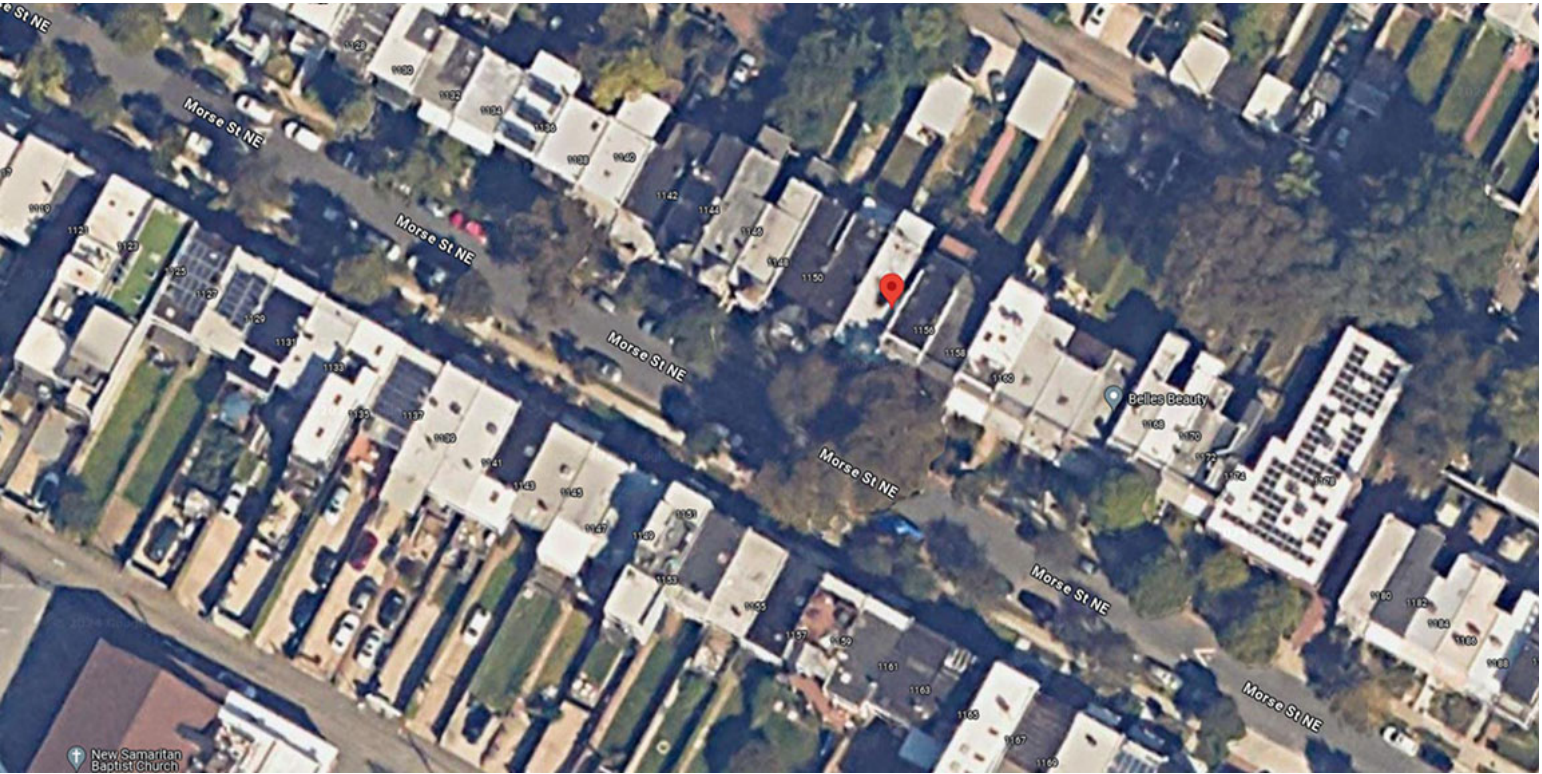
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2,878 SF

990.07 SF (34.40%)



Site Location



Aerial Image

1154 MORSE STREET NE

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Project Information

| P01



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CODE/ZONING INFORMATION

CODE: 2017 DC CONSTRUCTION CODES
ZONING: DC ZONING REGULATIONS OF 2016

ZONE DISTRICT: RF-1

TITLE 11 – ZONING
SUBTITLE E: RESIDENTIAL FLATS (RF) ZONES

(201) DENSITY

201.2 NOTWITHSTANDING SUBTITLE E § 201.1, A BUILDING OR STRUCTURE IN ANY OF THE RF-1 ZONES MAY BE USED FOR MORE THAN TWO (2) PRINCIPAL DWELLING UNITS PURSUANT TO SUBTITLE U, CHAPTER 3.

(202) LOT DIMENSIONS

(FOR ROW DWELLING OR FLATS)

MINIMUM LOT WIDTH: 18 FT
LOT WIDTH: 18 FT

MINIMUM LOT AREA: 1,800 SF
LOT AREA: 2,878 SF

(203) HEIGHT

ALLOWED: MAX: THIRTY-FIVE FEET (35 FT) AND THREE (3) STORIES

PROPOSED: 32 FT AND 1 IN (35' - 1") THREE (3) STORIES

(204) ROOF TOP OR UPPER FLOOR ELEMENTS

206.1 EXCEPT FOR PROPERTIES SUBJECT TO REVIEW BY THE HISTORIC PRESERVATION REVIEW BOARD OR THEIR DESIGNEE, OR THE U.S. COMMISSION OF FINE ARTS, A ROOF TOP ARCHITECTURAL SUBTITLE E-10 ELEMENT ORIGINAL TO A PRINCIPAL BUILDING SUCH AS CORNICES, PORCH ROOFS, A TURRET, TOWER, OR DORMERS, SHALL NOT BE REMOVED OR SIGNIFICANTLY ALTERED, INCLUDING SHIFTING ITS LOCATION, CHANGING ITS SHAPE OR INCREASING ITS HEIGHT, ELEVATION, OR SIZE.

(206) FRONT SETBACK

305.1 FOR RESIDENTIAL DWELLINGS IN THE RF-1 ZONE, A FRONT SETBACK 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 WHERE THE BUILDING IS PROPOSED.

(207) REAR YARD

MINIMUM ALLOWED: 20 FT
PROPOSED: 20 FT

(208) SIDE YARD

207.1 TWO (2) SIDE YARDS SHALL BE PROVIDED FOR DETACHED BUILDINGS; ONE (1) SIDE YARD SHALL BE PROVIDED FOR SEMI-DETACHED BUILDINGS; AND NO SIDE YARDS ARE REQUIRED FOR ROW BUILDINGS.

(210) LOT OCCUPANCY

LOT AREA: 2,878 SF
EXISTING LOT OCCUPANCY: 990.07 SF (34.40%)
MAXIMUM ALLOWED: 60% 2,878 SF= 1,726 SF
PROPOSED: 1,717.13 SF (59.55%)

(211) PERVIOUS SURFACE

(FOR RESIDENTIAL USE, LOT SIZE LARGER THAN 2,000 SF)

PERVIOUS SURFACE MINIMUM: 20%

ACCESSORY BUILDINGS:

(5000) GENERAL PROVISIONS

5000.1 ACCESSORY BUILDINGS SHALL BE PERMITTED WITHIN AN RF ZONE SUBJECT TO THE FOLLOWING CONDITIONS:

(A) AN ACCESSORY BUILDING SHALL BE SUBORDINATE TO AND LOCATED ON THE SAME LOT AS THE BUILDING TO WHICH IT IS ACCESSORY; PROVIDED, THAT REQUIRED ACCESSORY PARKING SPACE MAY BE PERMITTED ON ANOTHER LOT WHERE SPECIFICALLY PERMITTED UNDER OTHER PROVISIONS OF THIS TITLE;

(B) AN ACCESSORY BUILDING SHALL BE USED FOR PURPOSES WHICH ARE INCIDENTAL TO THE USE OF THE PRINCIPAL BUILDING BUT MAY HOUSE NO MORE THAN ONE (1) PRINCIPAL UNIT;

(C) AN ACCESSORY BUILDING SHALL NOT BE CONSTRUCTED PRIOR TO A PRINCIPAL BUILDING ON THE SAME LOT; AND

(D) AN ACCESSORY BUILDING SHALL NOT BE CONSTRUCTED IN FRONT OF THE PRINCIPAL BUILDING.

5000.2 THE ACCESSORY BUILDINGS SHALL BE SECONDARY IN SIZE COMPARED TO THE PRINCIPAL BUILDING, AND SHALL BE CONSIDERED WITHIN THE LOT OCCUPANCY, PERVIOUS SURFACE, AS APPLICABLE THE FLOOR AREA RATIO REQUIREMENTS OF THE RF ZONES.

(5002) HEIGHT

ALLOWED: MAXIMUM OF TWENTY FEET (20 FT) AND TWO (2) STORIES
PROPOSED: 19 FT AND 6 IN (19' - 6") TWO (2) STORIES

(5003) LOT OCCUPANCY

5003.1 THE MAXIMUM LOT OCCUPANCY FOR AN ACCESSORY BUILDING IN AN RF ZONE SHALL BE THE GREATER OF THIRTY PERCENT (30%) OF THE REQUIRED REAR YARD AREA OR FOUR-HUNDRED AND FIFTY SQUARE FEET (450 SQ. FT.).

REQUIRED REAR YARD AREA: 20 X 15 = 300 SF (X 30% = 90 SF)
90 SF IS SMALLER THAN 450 SF

THEN
MAXIMUM LOT OCCUPANCY
FOR AN ACCESSORY BUILDING: 450 SF

(5004) REAR YARD

5004.1 NO MINIMUM REAR YARD IS REQUIRED FOR AN ACCESSORY BUILDING IN AN RF ZONE EXCEPT WHEN ABUTTING AN ALLEY, WHERE IT SHALL BE SET BACK AT LEAST TWELVE FEET (12 FT.) FROM THE CENTER LINE OF THE ALLEY.

5004.2 AN ACCESSORY BUILDING SHALL BE PERMITTED IN A REQUIRED REAR YARD OF A PRINCIPAL BUILDING PURSUANT TO THE FOLLOWING CONDITIONS:

(A) THE ACCESSORY BUILDING IS LESS THAN TEN FEET (10 FT.) IN HEIGHT; AND

(B) THE ACCESSORY BUILDING IS LESS THAN ONE HUNDRED SQUARE FEET (100 SQ. FT.) IN GROSS FLOOR AREA.

5004.3 IF THE REQUIRED REAR YARD OF THE PRINCIPAL BUILDING IN WHICH THE ACCESSORY BUILDING WILL BE PLACED ABUTS AN ALLEY, THE ACCESSORY BUILDING SHALL BE SET BACK AT LEAST TWELVE FEET (12 FT.) FROM THE CENTER LINE OF THE ALLEY.

(5005) SIDE YARD

5005.1 NO MINIMUM SIDE YARD IS REQUIRED FOR AN ACCESSORY BUILDING IN AN RF ZONE.

SUBTITLE U: USE PERMISSIONS

(320) SPECIAL EXCEPTIONS

320.2 THE CONVERSION OF AN EXISTING RESIDENTIAL BUILDING EXISTING ON THE LOT PRIOR TO MAY 12, 1958, TO AN APARTMENT HOUSE, OR THE RENOVATION OR EXPANSION OF AN EXISTING APARTMENT HOUSE DEEMED A CONFORMING USE PURSUANT TO SUBTITLE U § 301.4 THAT INCREASES THE NUMBER OF UNITS, SHALL BE PERMITTED IN ANY OF THE RF-1 ZONES IF APPROVED BY THE BOARD OF ZONING ADJUSTMENT AS A SPECIAL EXCEPTION PURSUANT TO SUBTITLE X, CHAPTER 9, AND SUBJECT TO THE FOLLOWING CONDITIONS:

(A) THE BUILDING TO BE CONVERTED OR EXPANDED IS IN EXISTENCE ON THE PROPERTY AT THE TIME THE DEPARTMENT OF SONCUMER AND REGULATORY AFFAIRS ACCEPTS AS COMPLETE THE BUILDING PERMIT APPLICATION FOR THE CONVERSION OR EXPANSION;

(B) THE FOURTH (4TH) DWELLING UNIT AND EVERY ADDITIONAL EVEN NUMBER DWELLING UNIT THEREAFTER SHALL BE SUBJECT TO THE REQUIREMENTS OF SUBTITLE C, CHAPTER 10, INCLUSIONARY ZONING, INCLUDING THE SET ASIDE REQUIREMENT SET FORTH AT SUBTITLE C § 1003.10; AND

(C) THERE SHALL BE A MINIMUM OF NIN HUNDRED SQUARE FEET (900 SQ. FT.) OF LAND AREA PER EACH EXISTING AND NEW DWELLING UNIT.

(207.5) REAR ADDITION

A REAR WALL OF A ROW OR A SEM-DETACHED BUILDING MAY BE CONSTRUCTED TO EXTEND FARTHER THAN TEN FEET (10 FT) BEYOND THE FARTHEST REAR WALL OF ANY ADJOINING PRINCIPAL RESIDENTIAL BUILDING ON ANY ADJACENT PROPERTY IF APPROVED BY BOARD OF ZONING ADJUSTMENT AS A SPECIAL EXCEPTION PURSUANT OF SUBTITLE X, CHAPTER 9 AND SUBJECT TO SUBTITLE E 5201 IF APPLICABLE.

WE ARE ASKING FOR 6FT OF RELIEF FROM THE 10FT RULE OR 16FT PAST THE ADJACENT STRUCTURE

ACCESSORY STRUCTURE QUALIFICTIONS

THE FIRST AND SECOND FLOORS OF THE ACCESSORY STUCTURE ARE NOT TO BE SEPARATE/ADDITIONAL UNITS. THE FIRST FLOOR OF THE ACCESSORY STRUCTURE WILL BE PART OF THE CELLAR UNIT AND THE SECOND FLOOR OF THE ACCESSORY STRUCTURE WILL BE ASSIGNED TO THE FIRST FLOOR UNIT. THERE WILL BE NO KITCHENS IN THE ACCESSORY STRUCTURE. THE SPACES ARE PART OF THE PRIMARY UNITS AND NOT ADUs OR ACCESSORY APARTMENTS. THE OWNERS OF 1154 MORSE STREET, NE WILL SUBMIT A DECLARATION OF COVENANTS PROHIBITING USE OF THE ACCESSORY STRUCTURE AS SEPARATE DWELLING UNITS AND THIS WILL CARRY FORTH TO THEIR SUCCESSORS.

1152 GARAGE ACCESS/EASEMENT

THE OWNERS OF 1154 MORSE STREET, NE, 327 UPSHUR LLC, WILL NOT IMPEDE ON THE GARAGE ACCESS OF 1152 MORSE STREET, NW. 327 UPSHUR LLC WILL CREATE A LEGAL EASEMENT ESTABLISHING GARAGE ACCESS FOR 1152 MORSE STREET, NE, TO BE PART OF THE CONDO DOCUMENTS FOR 1154 MORSE STREET, NE.



PHOTO OF FRONT ELEVATION FROM MORSE STREET



PHOTO OF REAR ELEVATION AND REAR YARD FROM CONCRETE PAD AT ALLEY

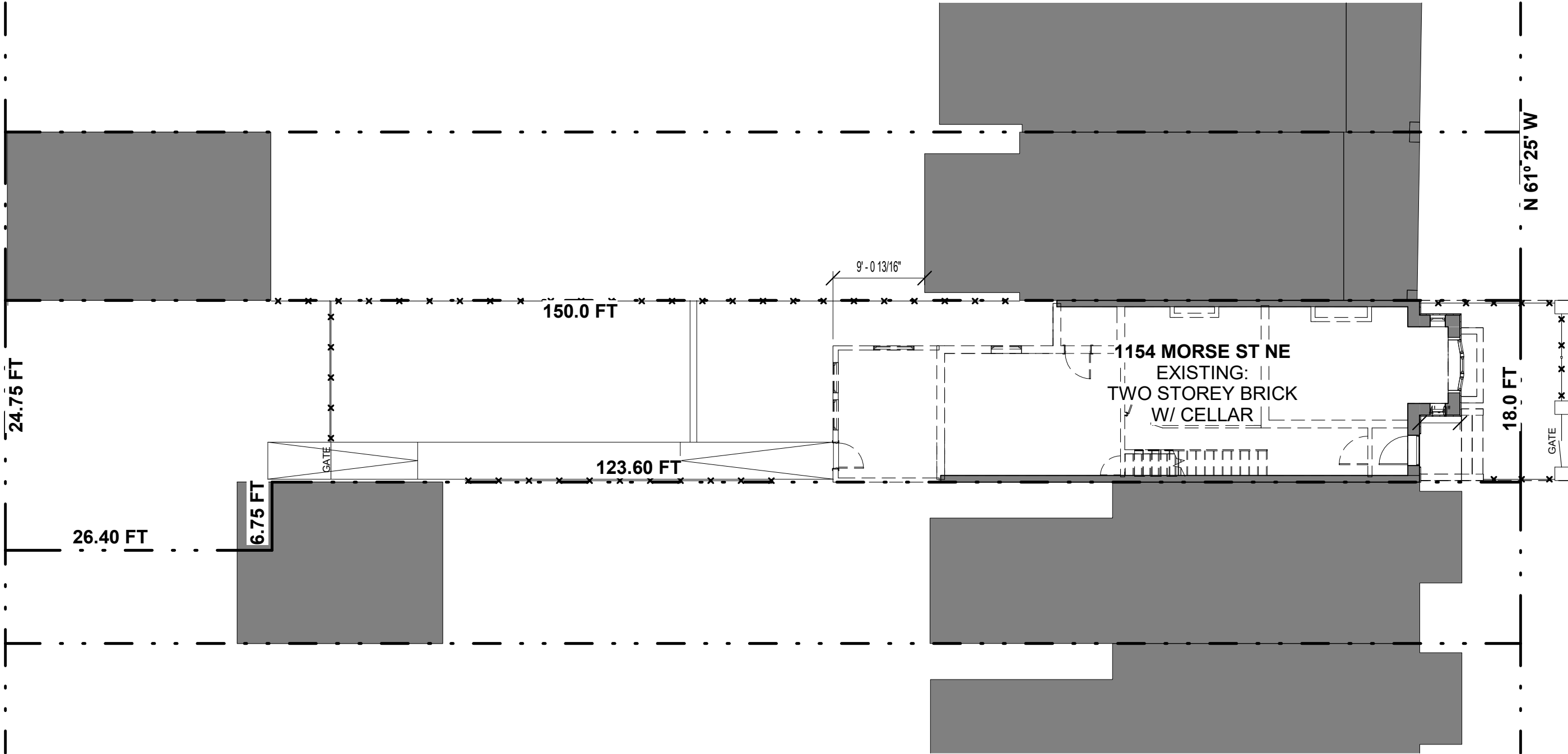
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Existing Condition - Photos

| P03

PUBLIC ALLEY



MORSE STREET N.E.

EXISTING SITE PLAN

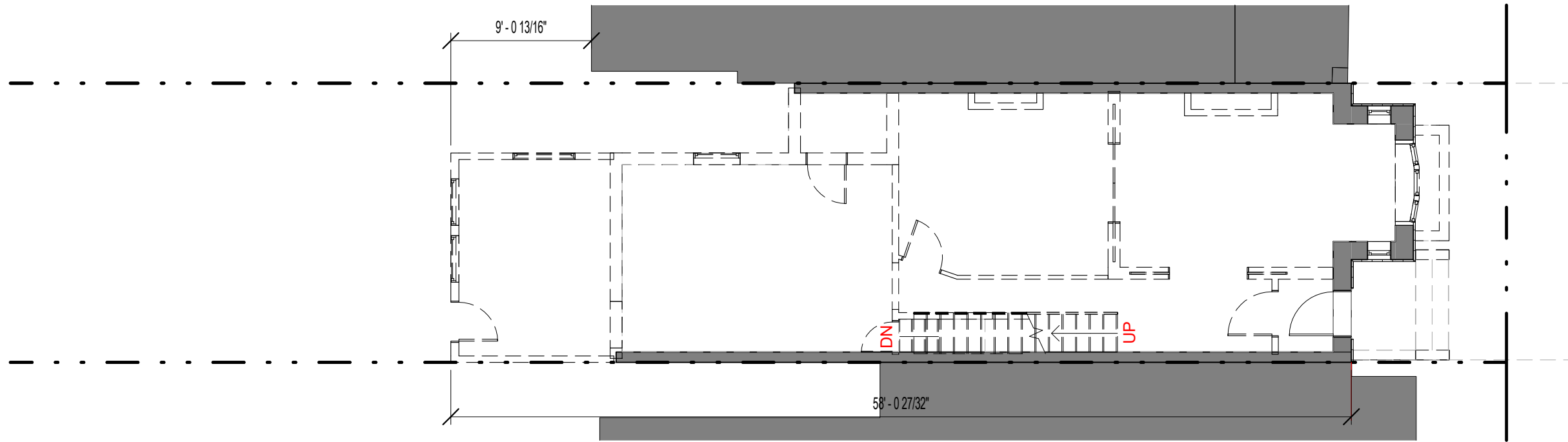
EXISTING LOT OCCUPANCY:		
LOT AREA:	2,878	SF
GROSS FLOOR AREA:	990.07	SF
LOT OCCUPANCY %:	34.40%	

1154 MORSE STREET NE

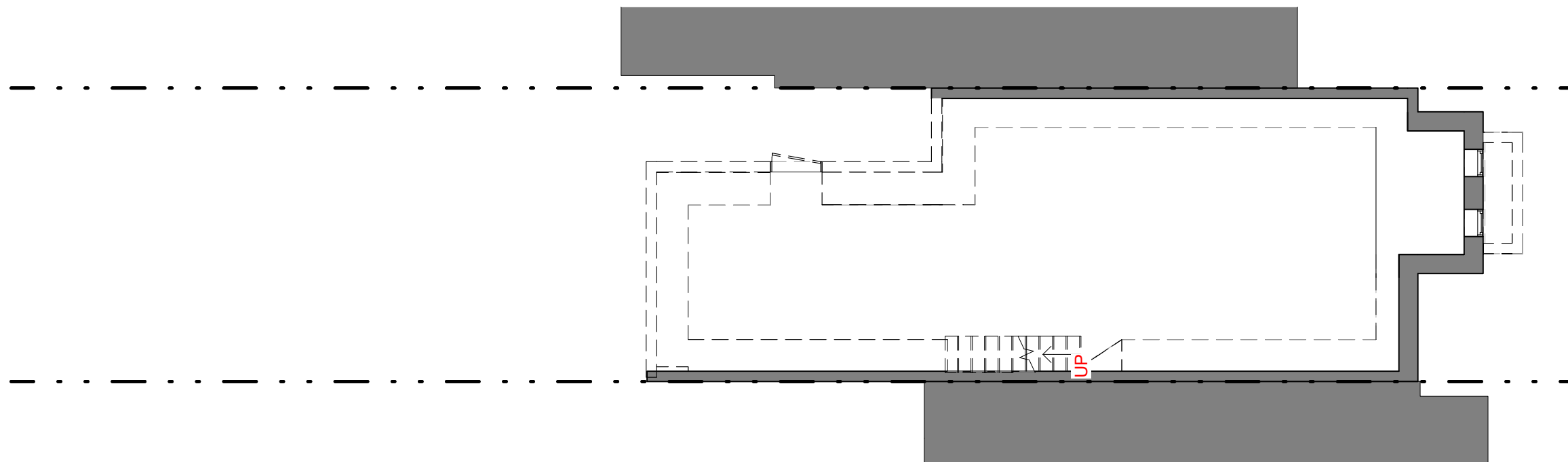
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Existing Site Plan
3/32" = 1'-0" | P04



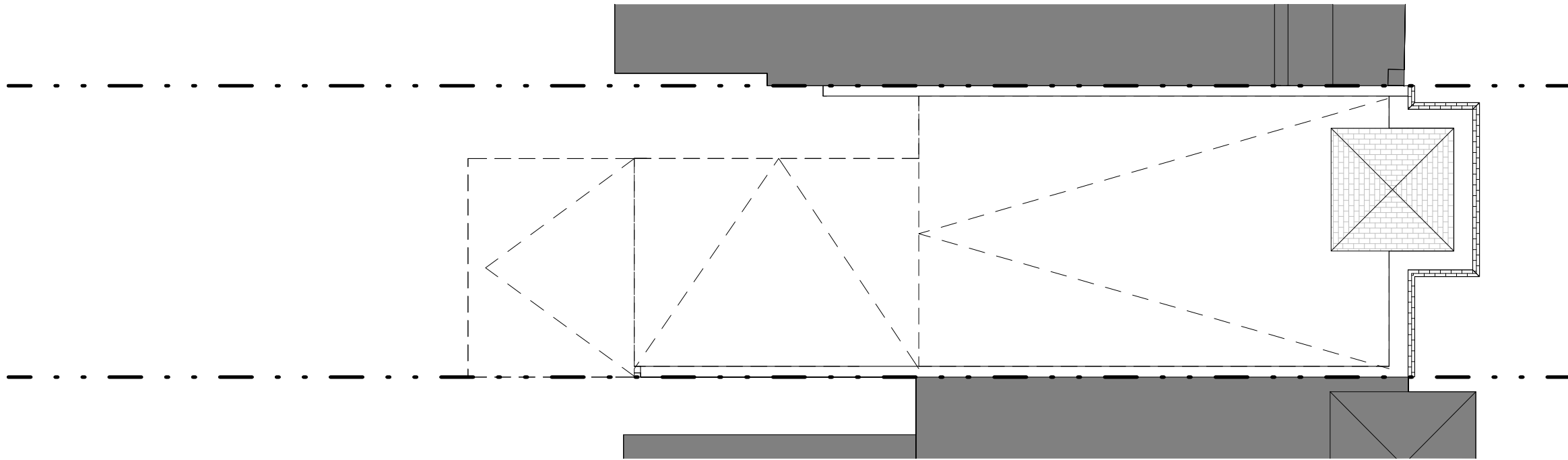


EXISTING FIRST FLOOR

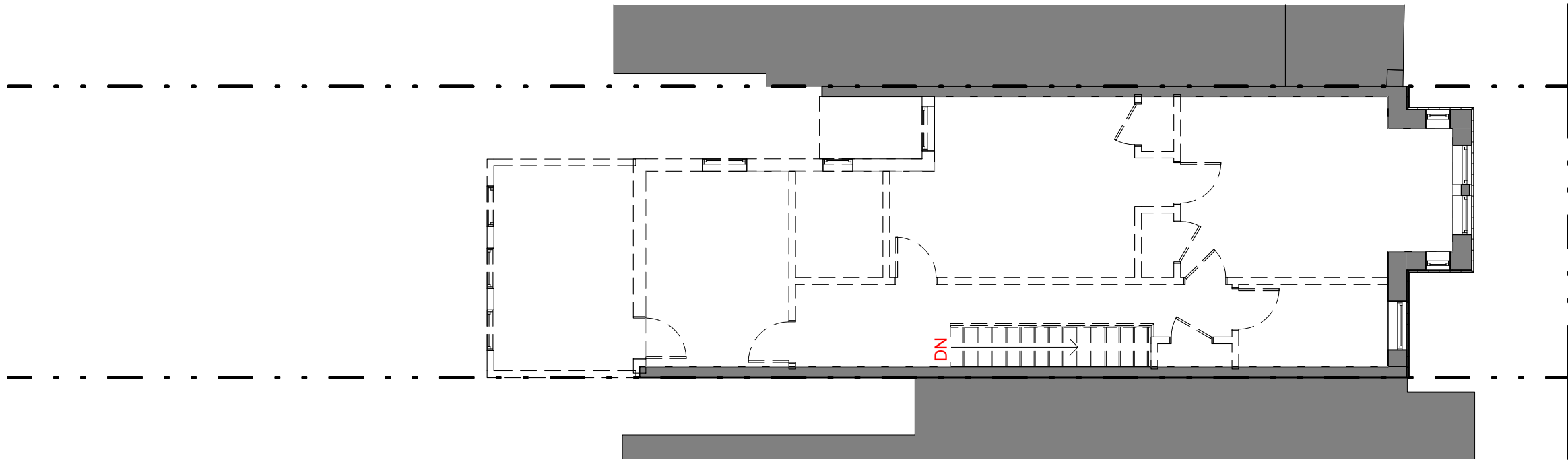


EXISTING CELLAR



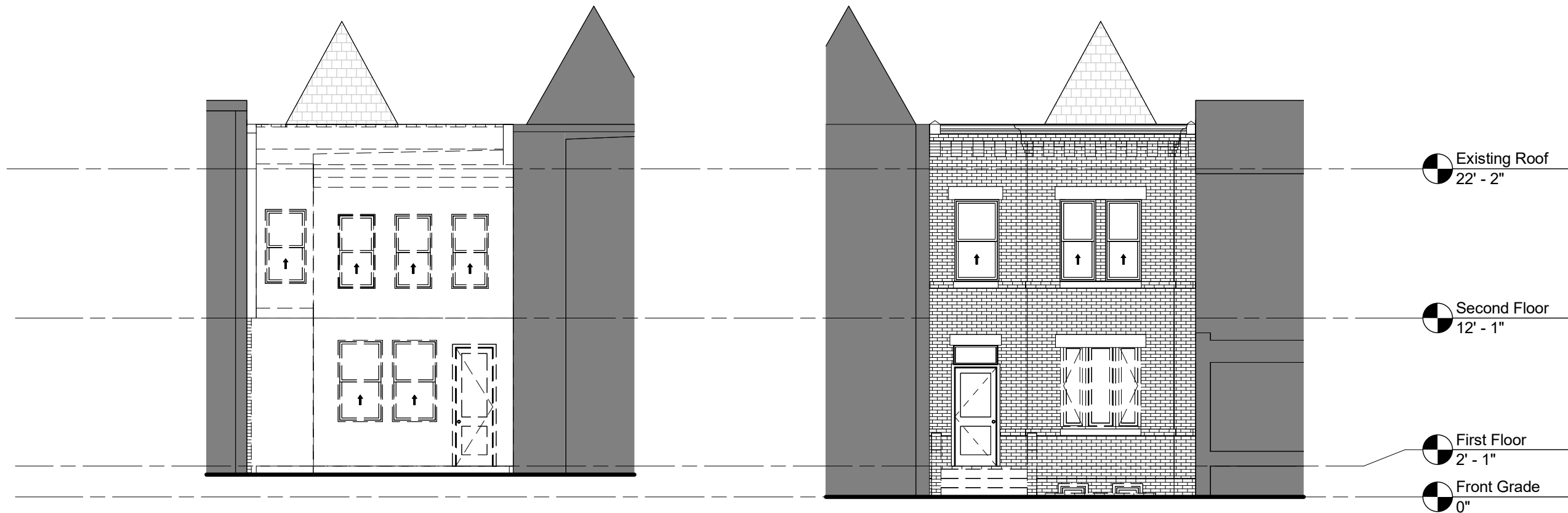


EXISTING THIRD FLOOR



EXISTING SECOND FLOOR

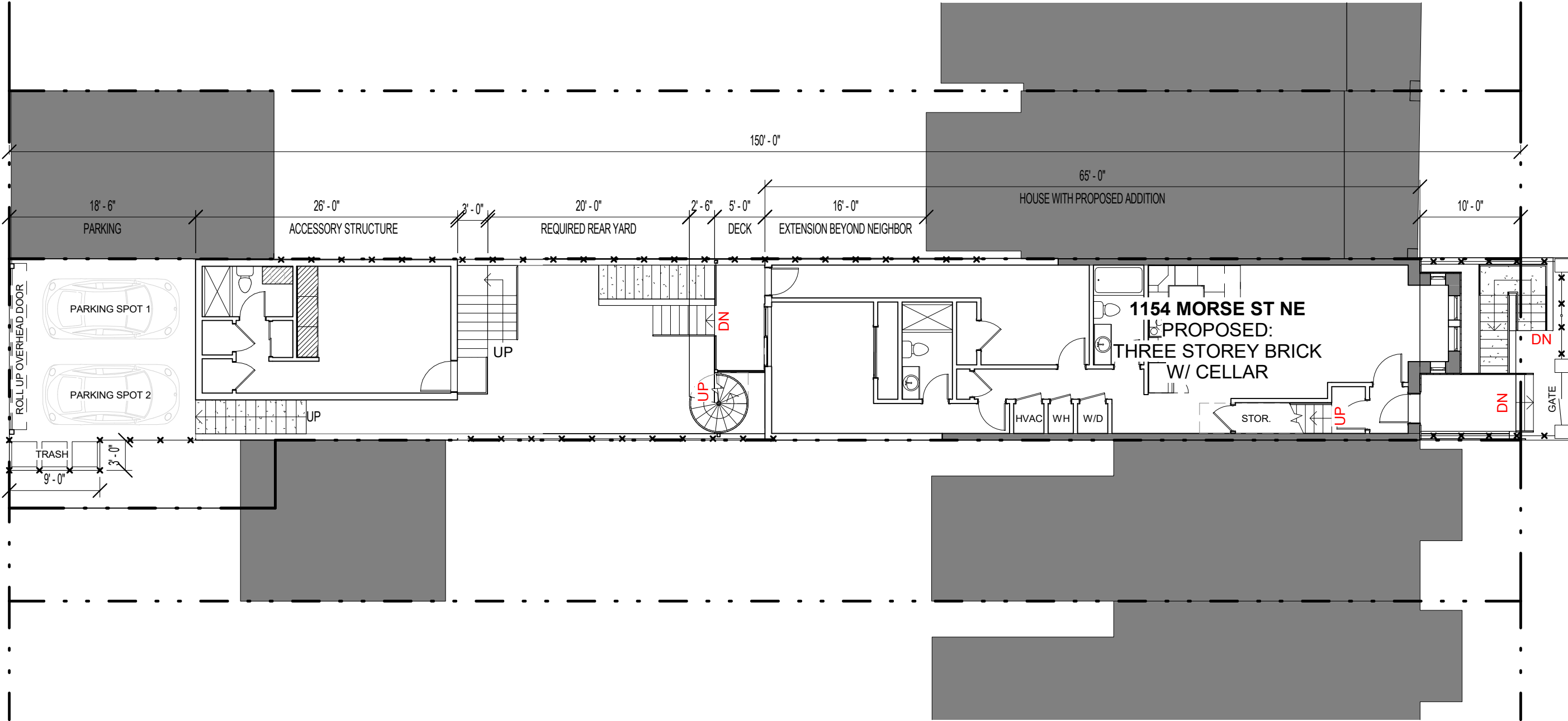




2 Existing North (Rear) Elevation
1/8" = 1'-0"

1 Existing South (Front) Elevation
1/8" = 1'-0"

PUBLIC ALLEY



MORSE STREET N.E.

PROPOSED SITE PLAN

PROPOSED LOT OCCUPANCY:

LOT AREA:	2,878	SF
GROSS FLOOR AREA:	1,714.13	SF
LOT OCCUPANCY %:	59.55%	



1154 MORSE STREET NE

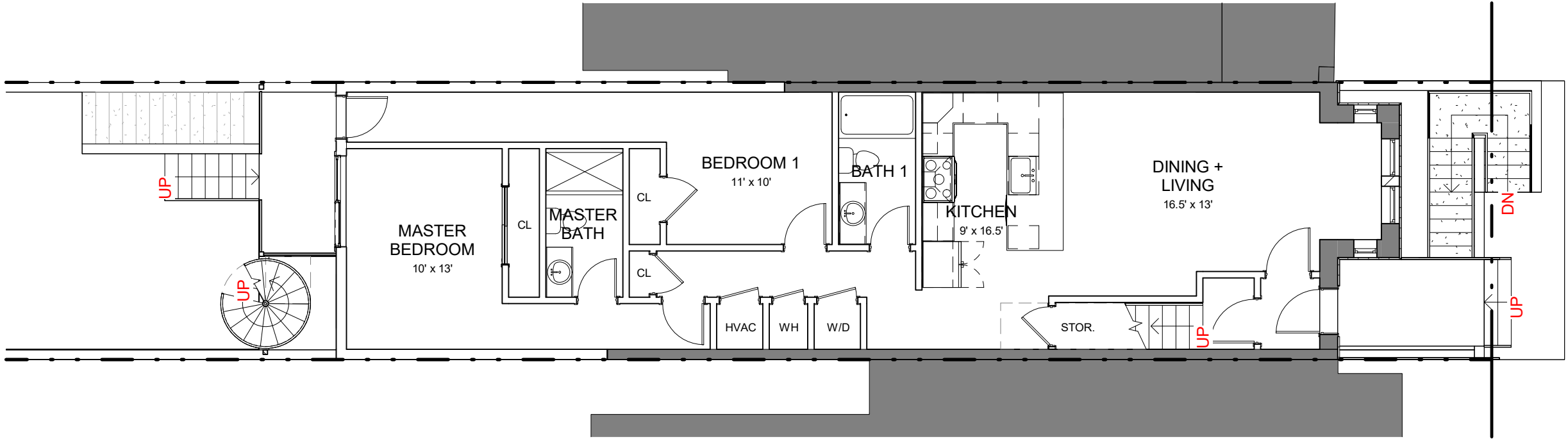
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Proposed Site Plan

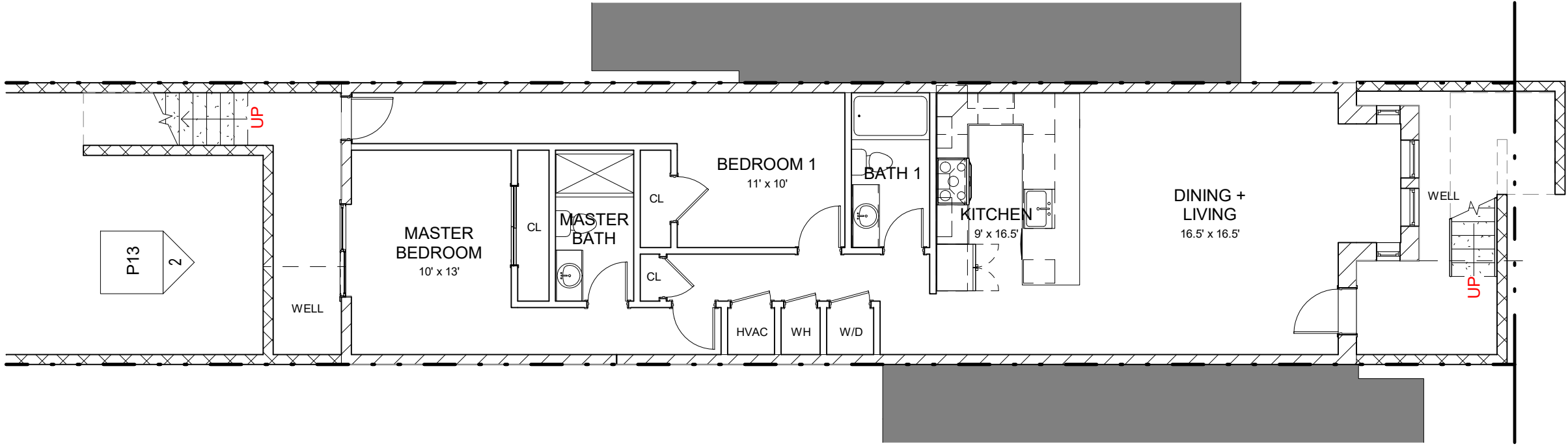
3/32" = 1'-0" | P08



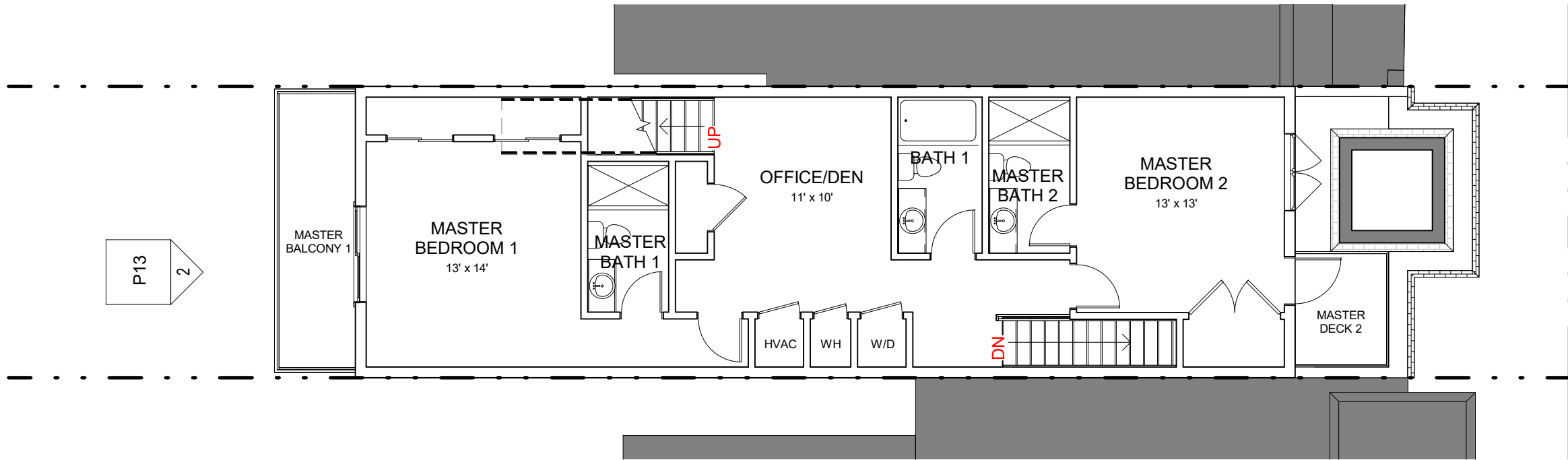
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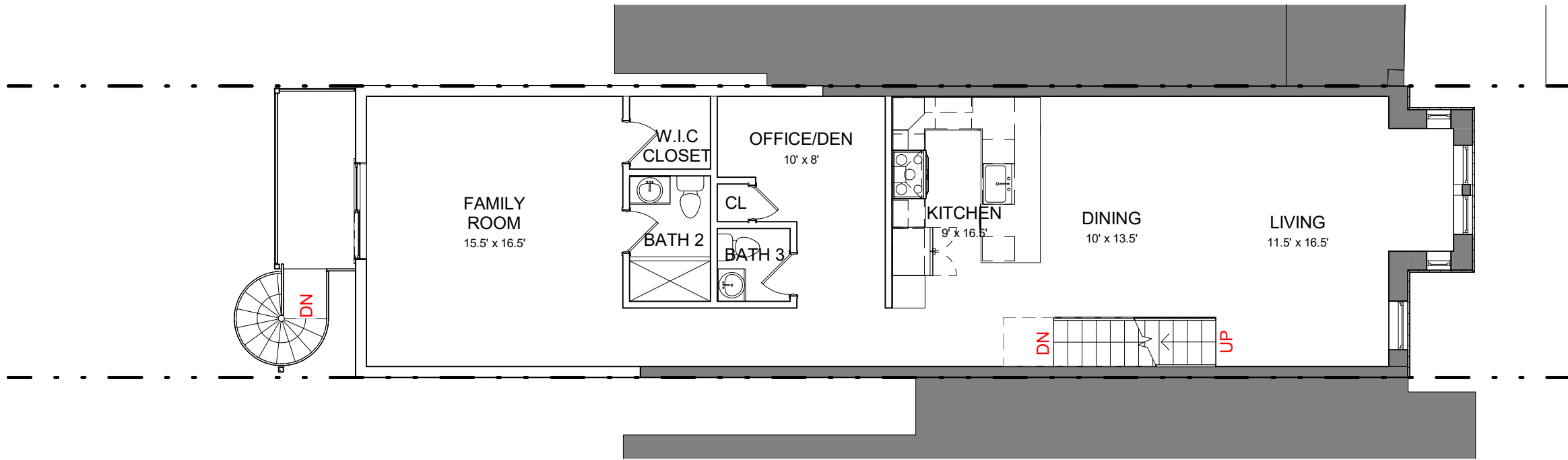
PROPOSED FIRST FLOOR



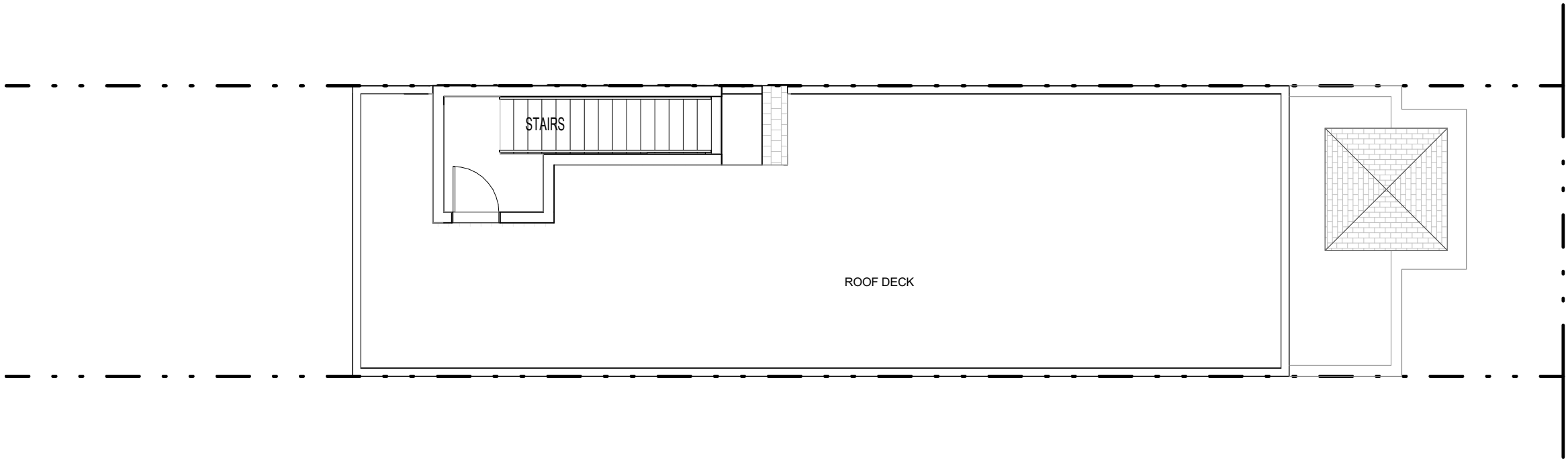
PROPOSED CELLAR



PROPOSED THIRD FLOOR

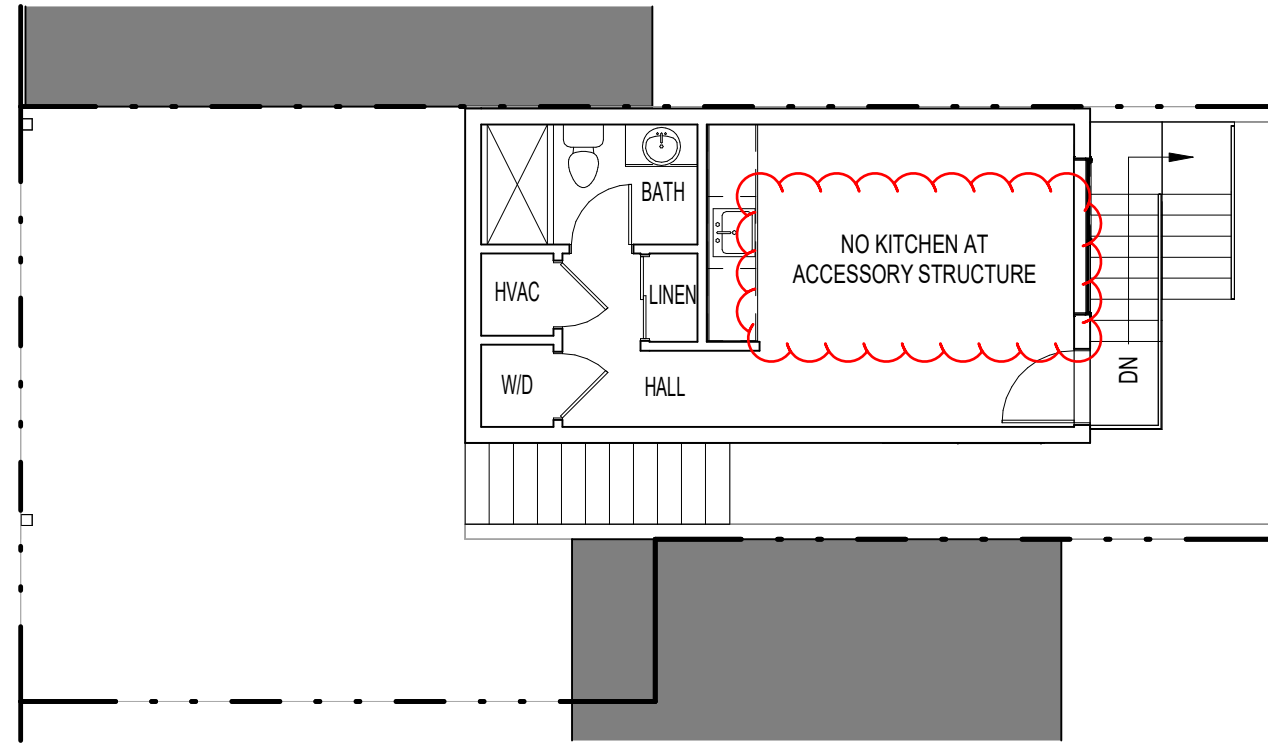


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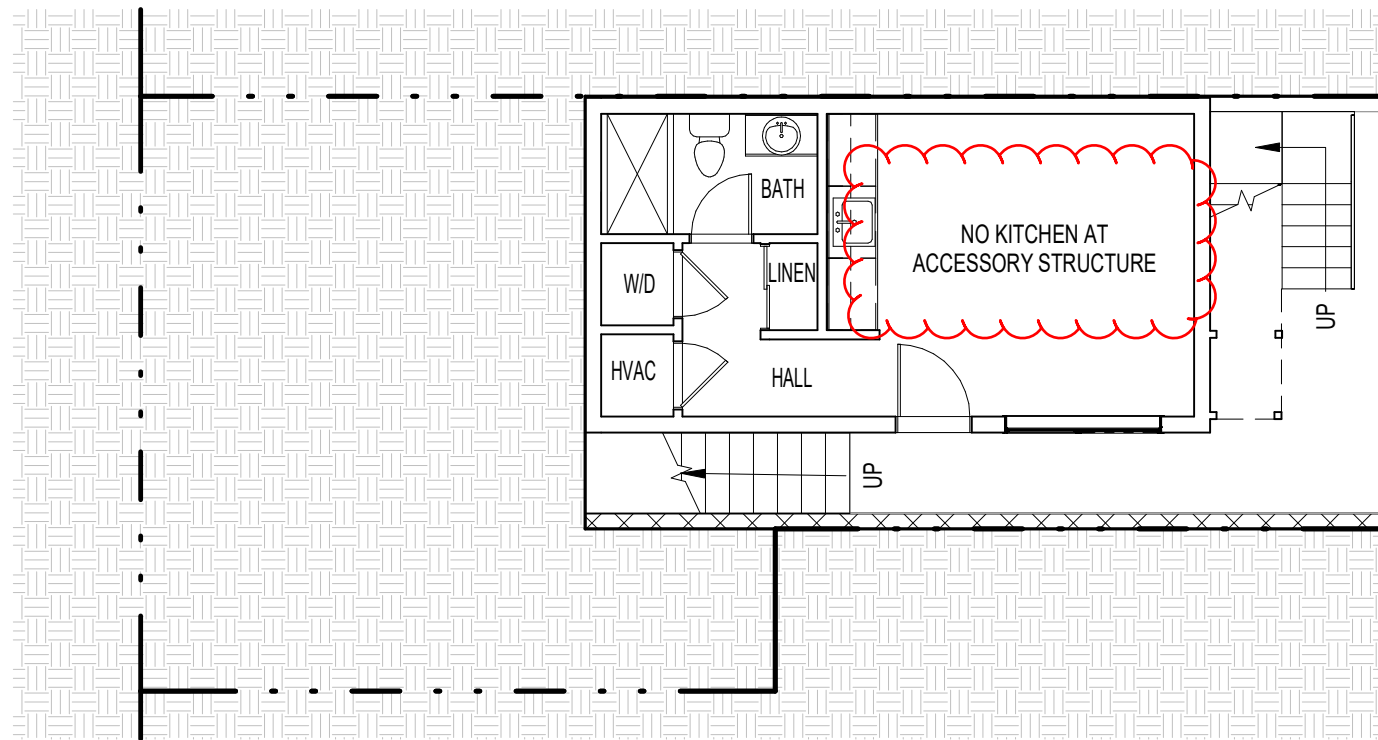


PROPOSED ROOF

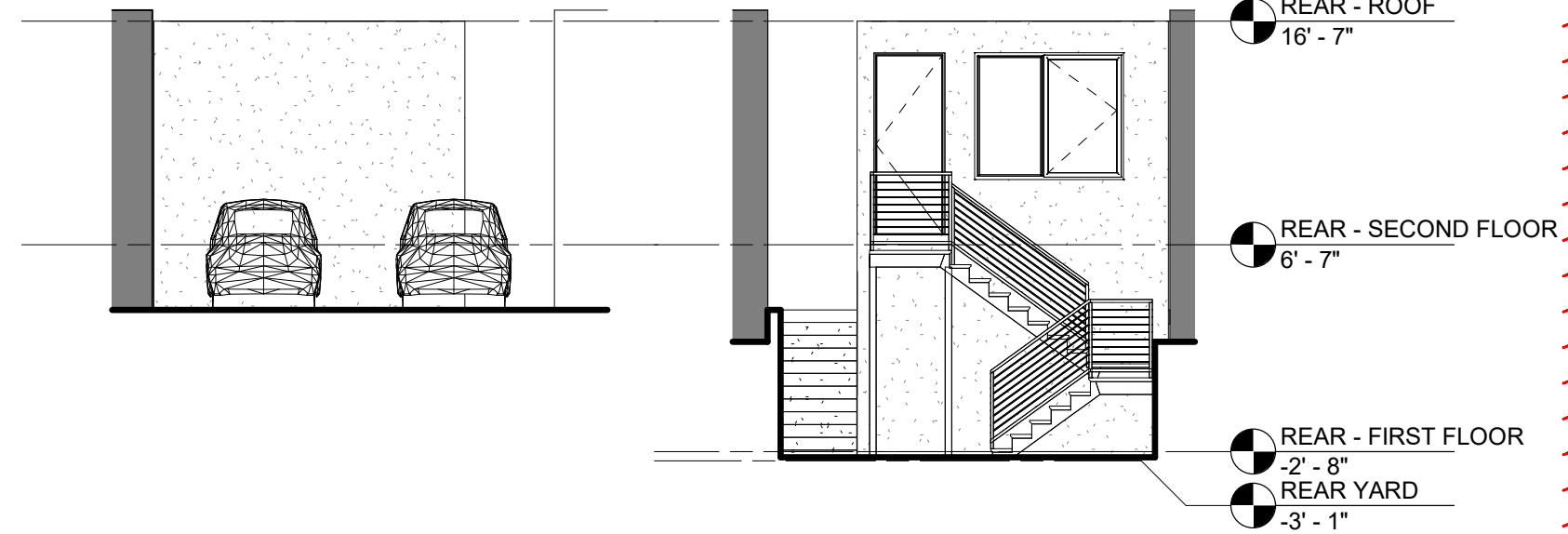




PROPOSED SECOND FLOOR

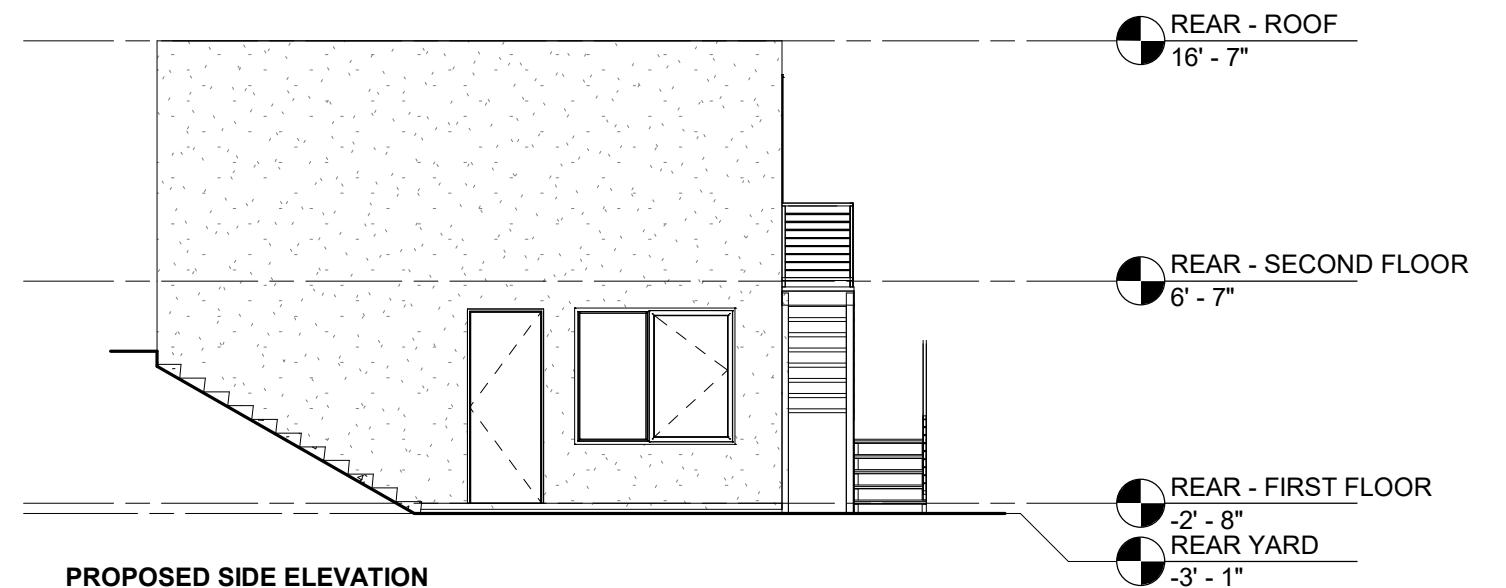


PROPOSED FIRST FLOOR

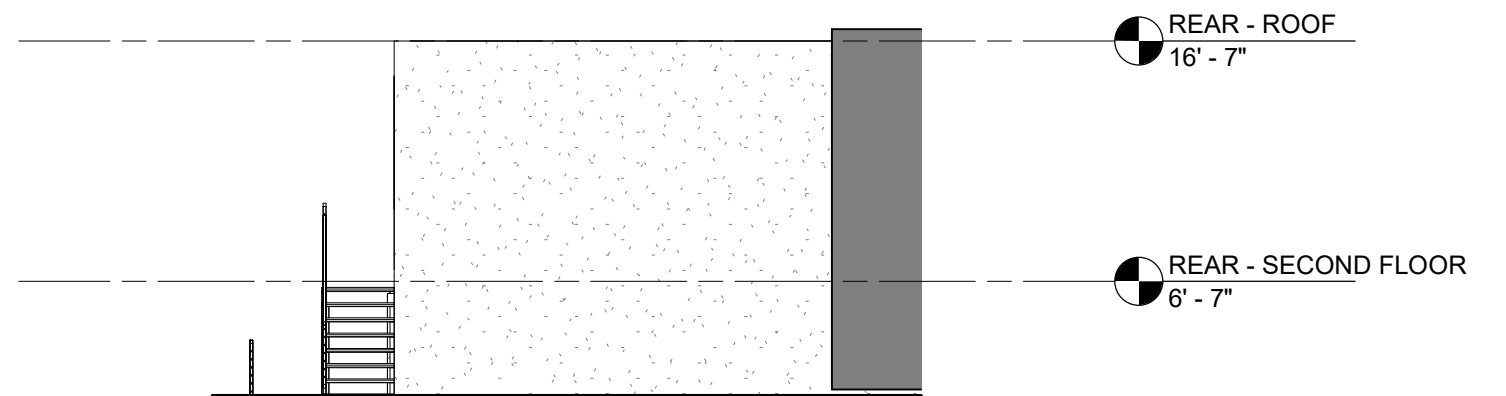


PROPOSED ALLEY ELEVATION

PROPOSED REAR YARD ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

1154 MORSE STREET NE

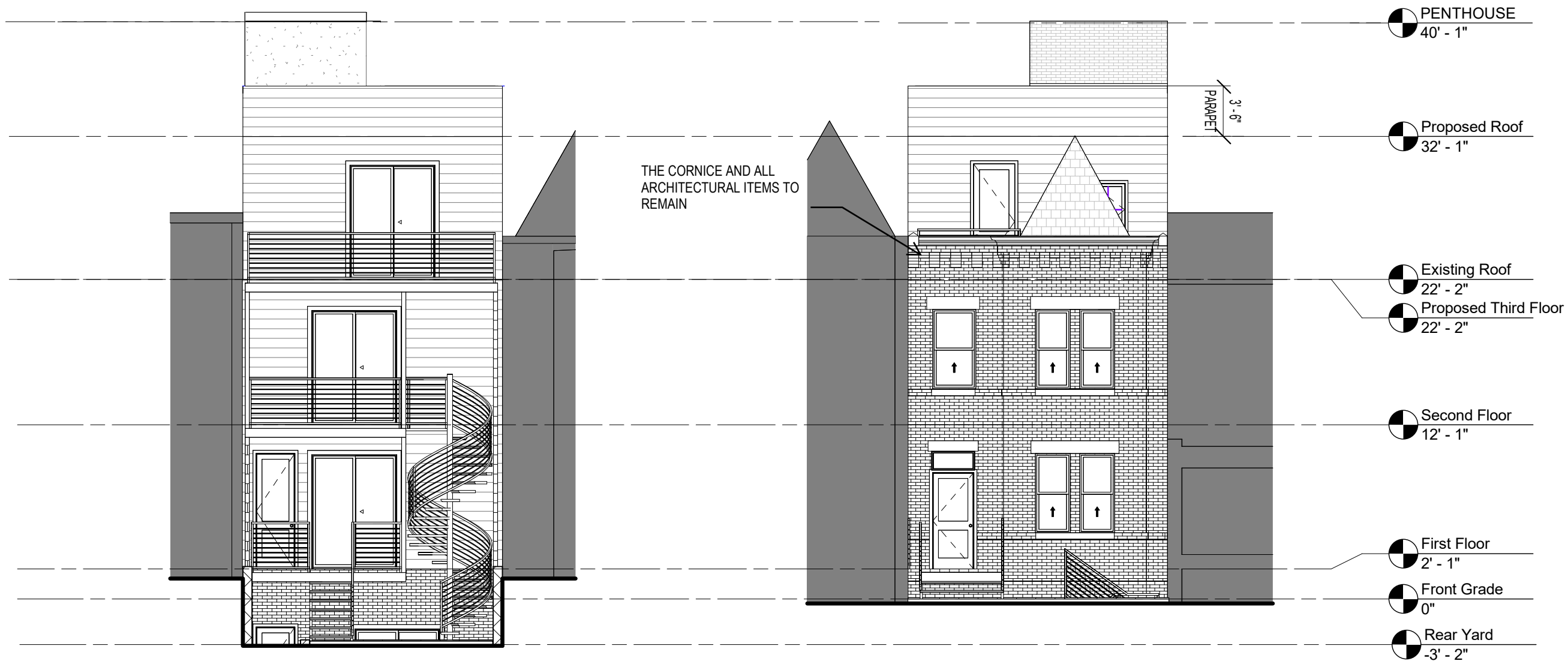
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Proposed Accessory Structure Plans

1/8" = 1'-0" | P12

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2 Proposed North (Rear) Elevation
1/8" = 1'-0"

1 Proposed South (Front) Elevation
1/8" = 1'-0"