GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

October 15, 2026

To the Parties in Application No. 21361:

This letter is being sent to you on behalf of the Board of Zoning Adjustment ("Board" or "BZA") because you are parties in this case. This application was submitted on July 1, 2025 by Moshood Olayika for special exceptions under Subtitle E § 207.5 to allow a rear addition extending the rear wall of an existing semi-detached building farther than 10 feet beyond the farthest rear wall of an adjoining principal residential building and under Subtitle U § 320.2 to allow the conversion of an existing residential building to a four-unit apartment house use at an existing two-story semi-detached principal dwelling, with third-story and three-story rear additions, in the RF-1 zone at 1253 Morse Street, NE (Square 4069, Lot 58).

Following a public hearing, the Board voted on February 25, 2026 to approve the application. Because a majority of the current Board members did not personally hear the evidence in this case, this Proposed Order is being provided to the parties to afford you an opportunity to present written exceptions and argument, pursuant to D.C. Official Code § 2-509(d).

Written exceptions must be filed with the Office of Zoning, and served upon the other parties, no later than 5:00 p.m. on October 29, 2026. Filings can be submitted by email to bzasubmissions@dc.gov. No replies to the exceptions will be accepted.

Questions should be addressed to Keara Mehlert, Secretary to the Board of Zoning Adjustment, at (202) 727-6311, or keara.mehlert@dc.gov.

Regards,

SARA A. BARDIN
Director, Office of Zoning

Board of Zoning Adjustment
District of Columbia
CASE NO. 21361
EXHIBIT NO. 88