

# 1253 MORSE STREET-NE WASHINGTON, DC 20002

## PROPERTY INFORMATION:

1253 MORSE ST - NE  
ZONING - RF-1  
WARD - 5  
ANC - 5D  
SMD - 5D03  
PROPERTY LAND AREA - 3,633 SF  
MAX STORIES - 3  
MAX LOT COVERAGE - 60%  
MAX HEIGHT - 35'-0"  
SIDE YARD SETBACK (LEFT) - 0  
SIDE YARD SETBACK (RIGHT) - 5'-0"  
REAR YARD SETBACK - 20'-0"

## SCOPE OF WORK:

EXISTING 2 STORY SINGLE FAMILY HOUSE TO BE CONVERTED INTO A 4-UNIT RESIDENTIAL BUILDING.

3 STORY W/ CELLAR MULTI-UNIT RESIDENTIAL BUILDING WITH 4 LIVING UNITS. COMPLETE INTERIOR RENOVATION ON ALL LEVELS WITH 3RD FLOOR ADDITION ABOVE, 10FT REAR ADDITION, SIDE ADDITION ON 2ND & 3RD FLOOR.

INTERIOR RENOVATION TO EACH FLOOR TO INCLUDE:

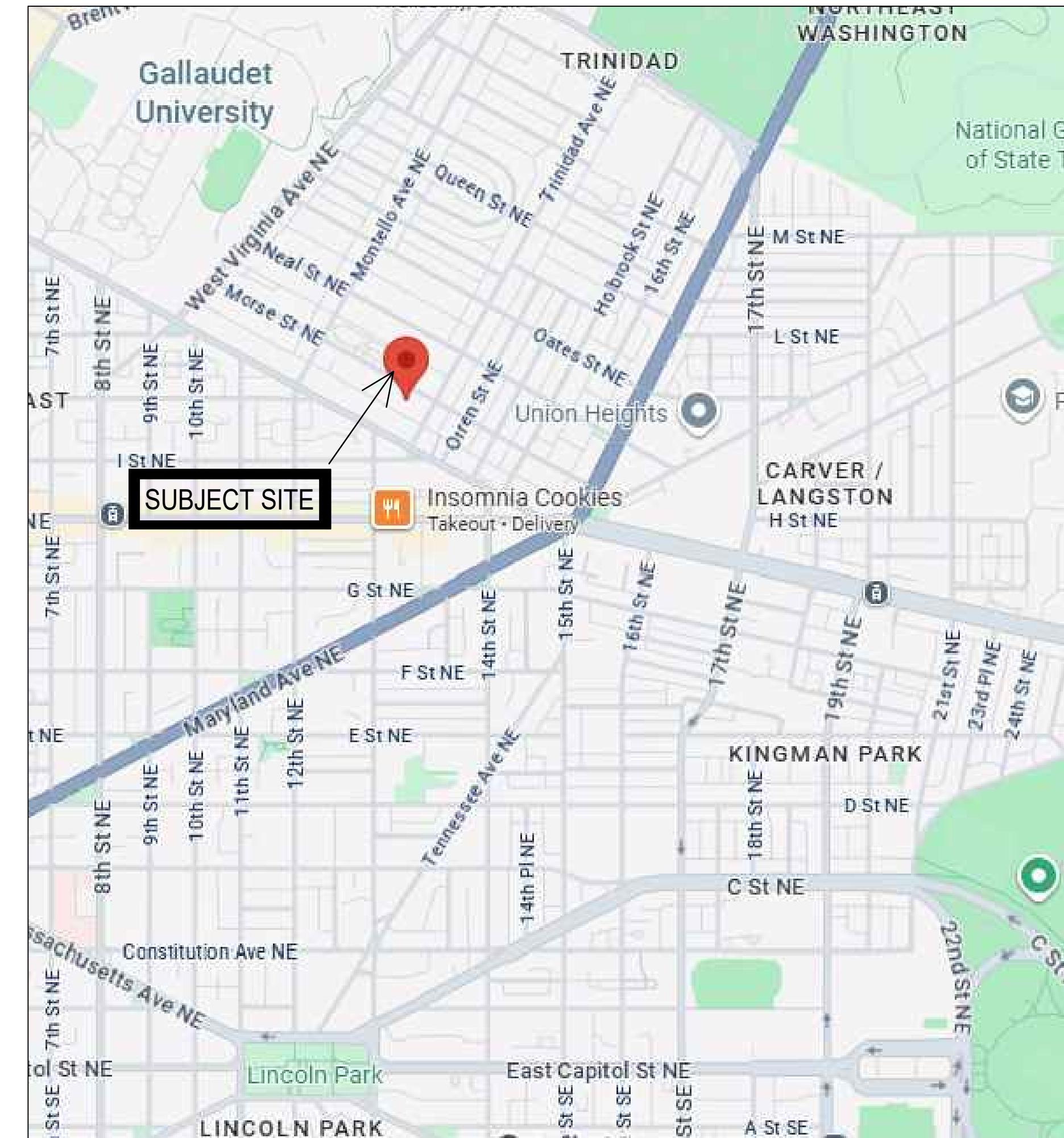
CELLAR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE  
1ST FLOOR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE  
2ND FLOOR: 3 BED, 3 BATH, OPEN LIVING / DINING / KITCHEN SPACE  
3RD FLOOR: 3 BED, 3 BATH, OPEN LIVING / DINING / KITCHEN SPACE

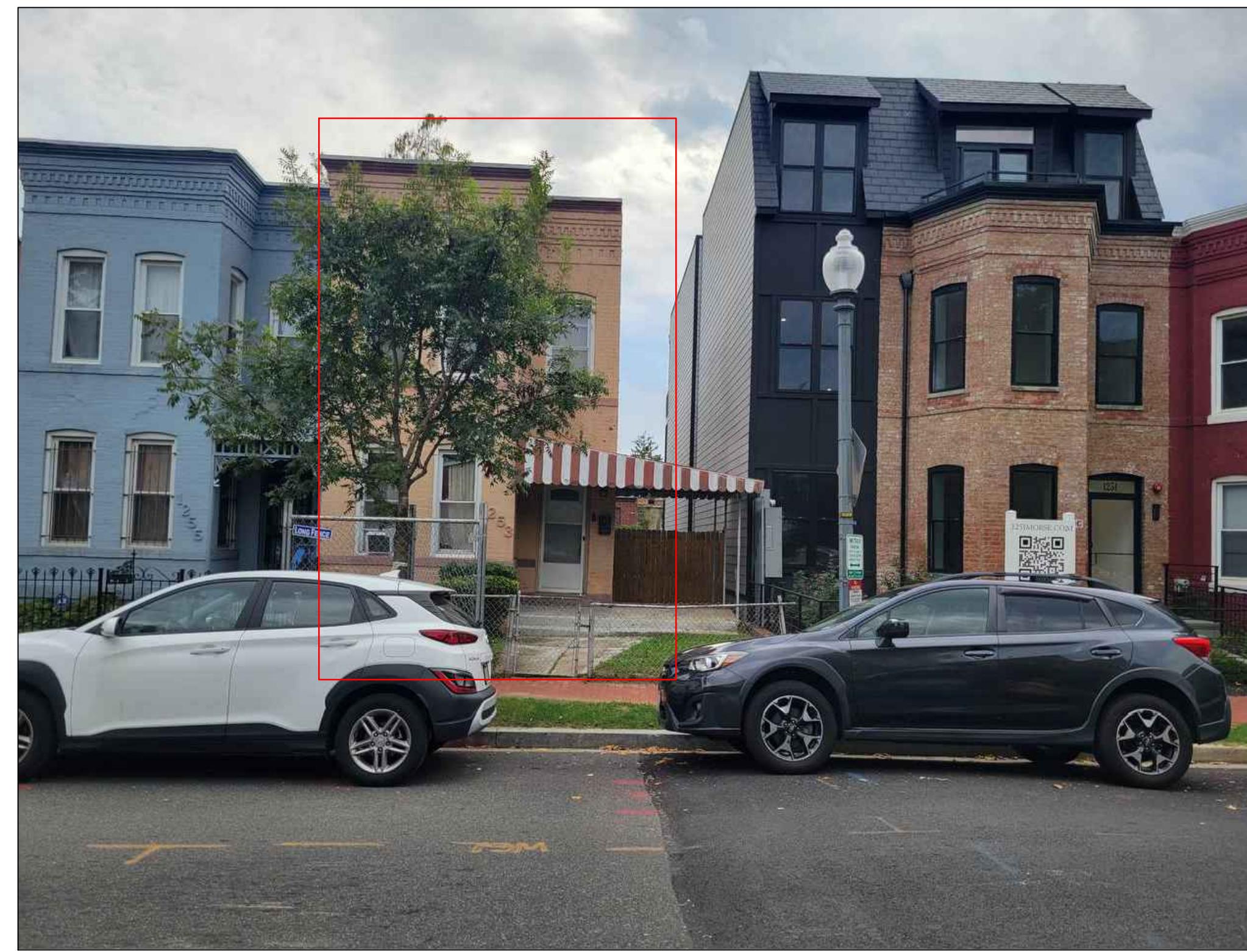
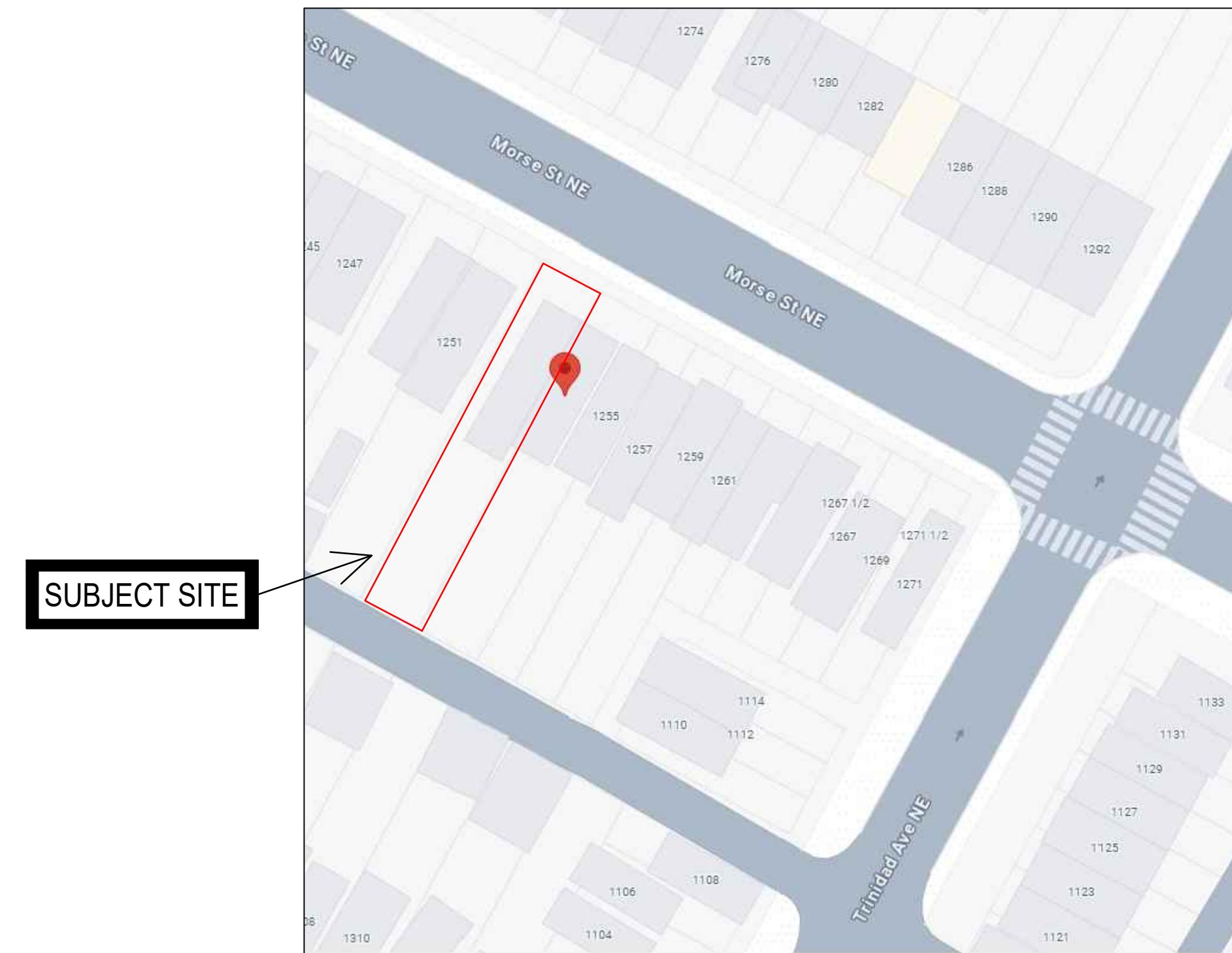
## SPECIAL EXCEPTION:

SUBTITLE U 320.2 - CONVERSION OF AN EXISTING RESIDENTIAL BUILDING EXISTING PRIOR TO MAY 12, 1958, TO AN APARTMENT HOUSE SHALL BE PERMITTED AS A SPECIAL EXCEPTION IN AN RF-1 ZONE IF APPROVED BY THE BOARD OF ZONING ADJUSTMENT UNDER SUBTITLE X, CHAPTER 9. THERE SHALL BE A MINIMUM OF NINE HUNDRED SQUARE FEET (900 SQ. FT.) OF LAND AREA PER EACH EXISTING AND NEW DWELLING UNIT. THE REQUIRED LOT AREA FOR FOUR DWELLING UNITS IS 3,600 SF. THE SUBJECT LOT AREA IS 3,633 SF.

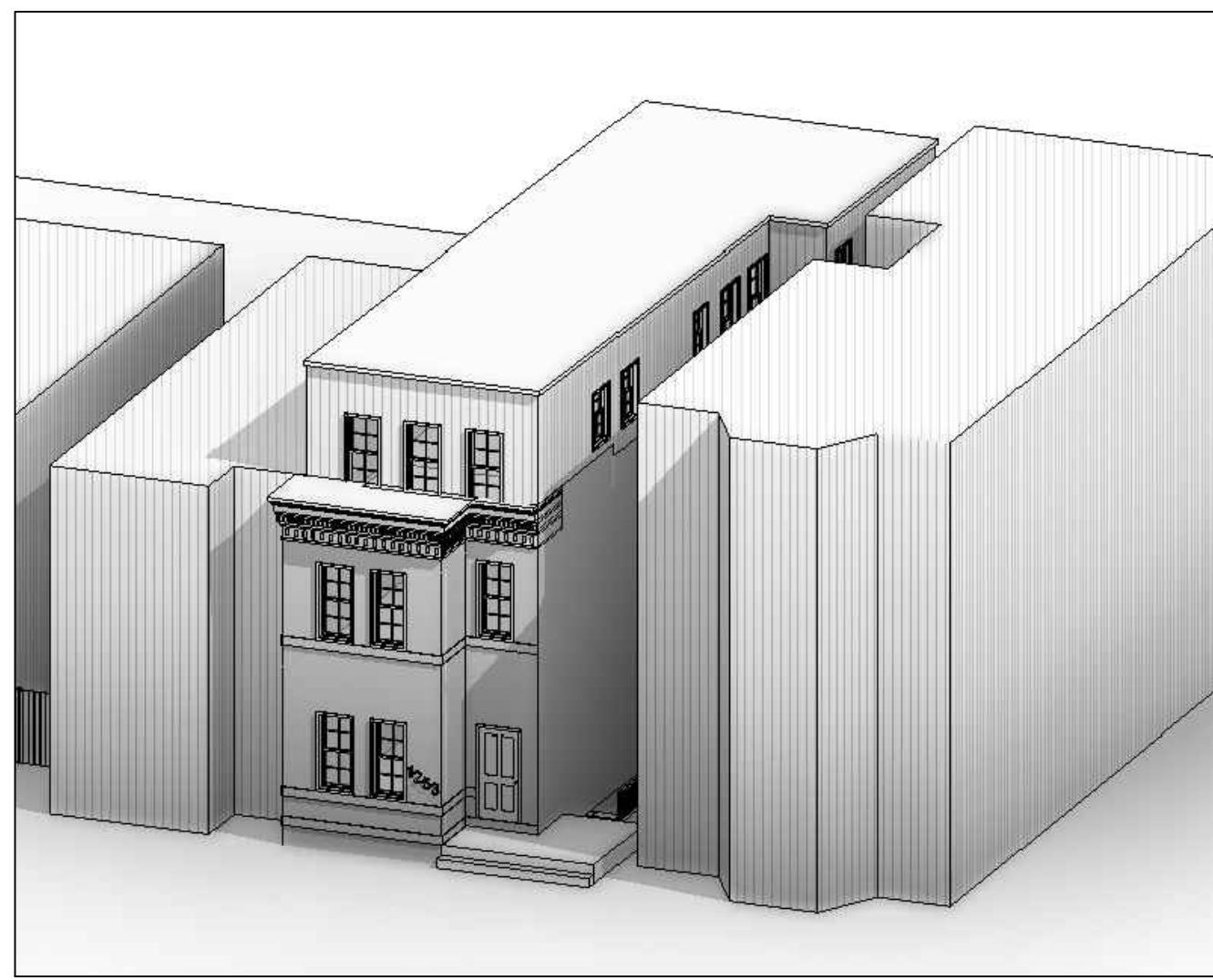
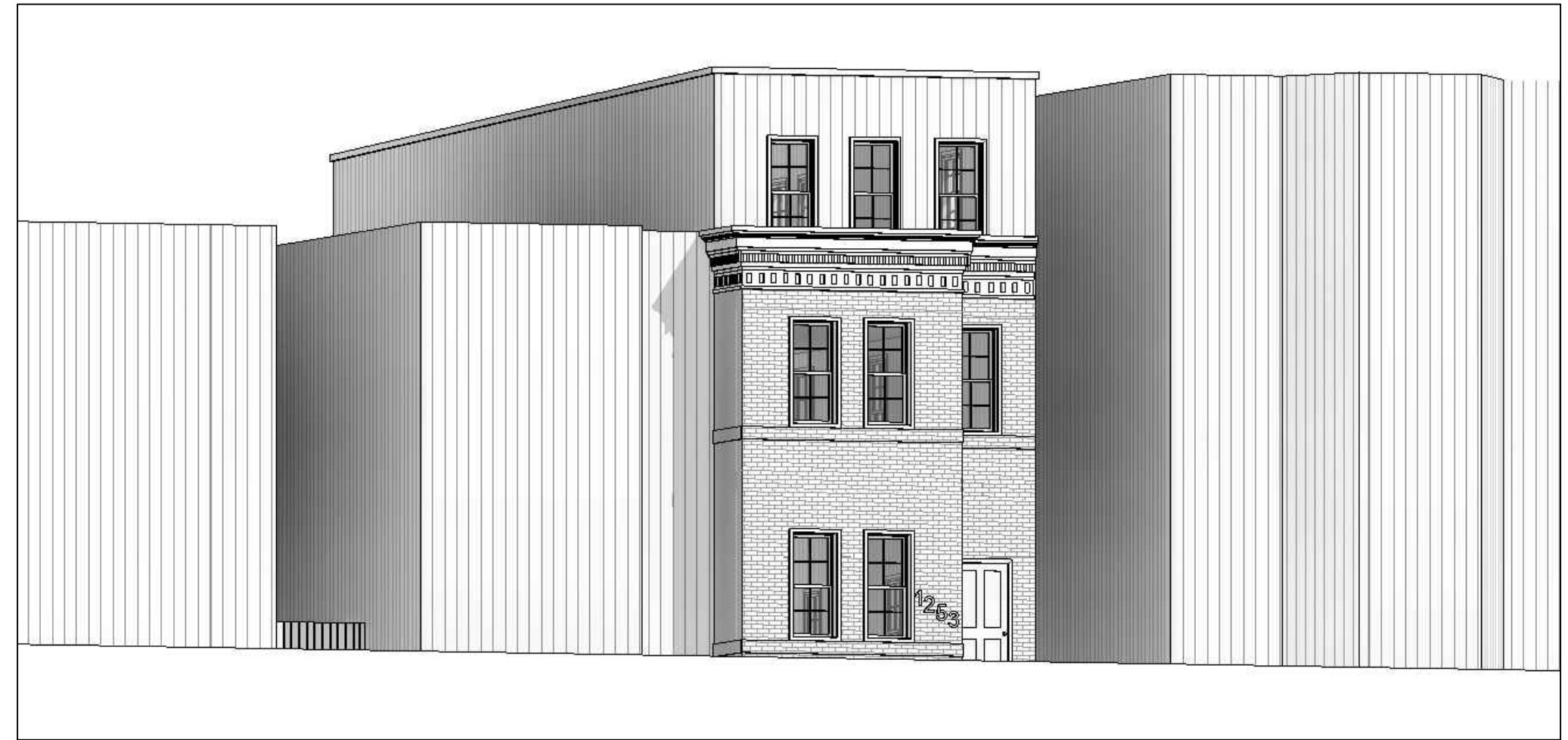
SUBTITLE E 208.3 (PURSUANT TO SUBTITLE E 520 AND X 1002) - PROPOSED SIDE YARD OF 3FT IN LIEU OF REQUIRED 5FT.

SUBTITLE E 207.5 (PURSUANT TO SUBTITLE E5201) - PROPOSED REAR ADDITION TO EXTEND 20FT PAST THE ONLY ADJOINING BUILDING TO THE EAST

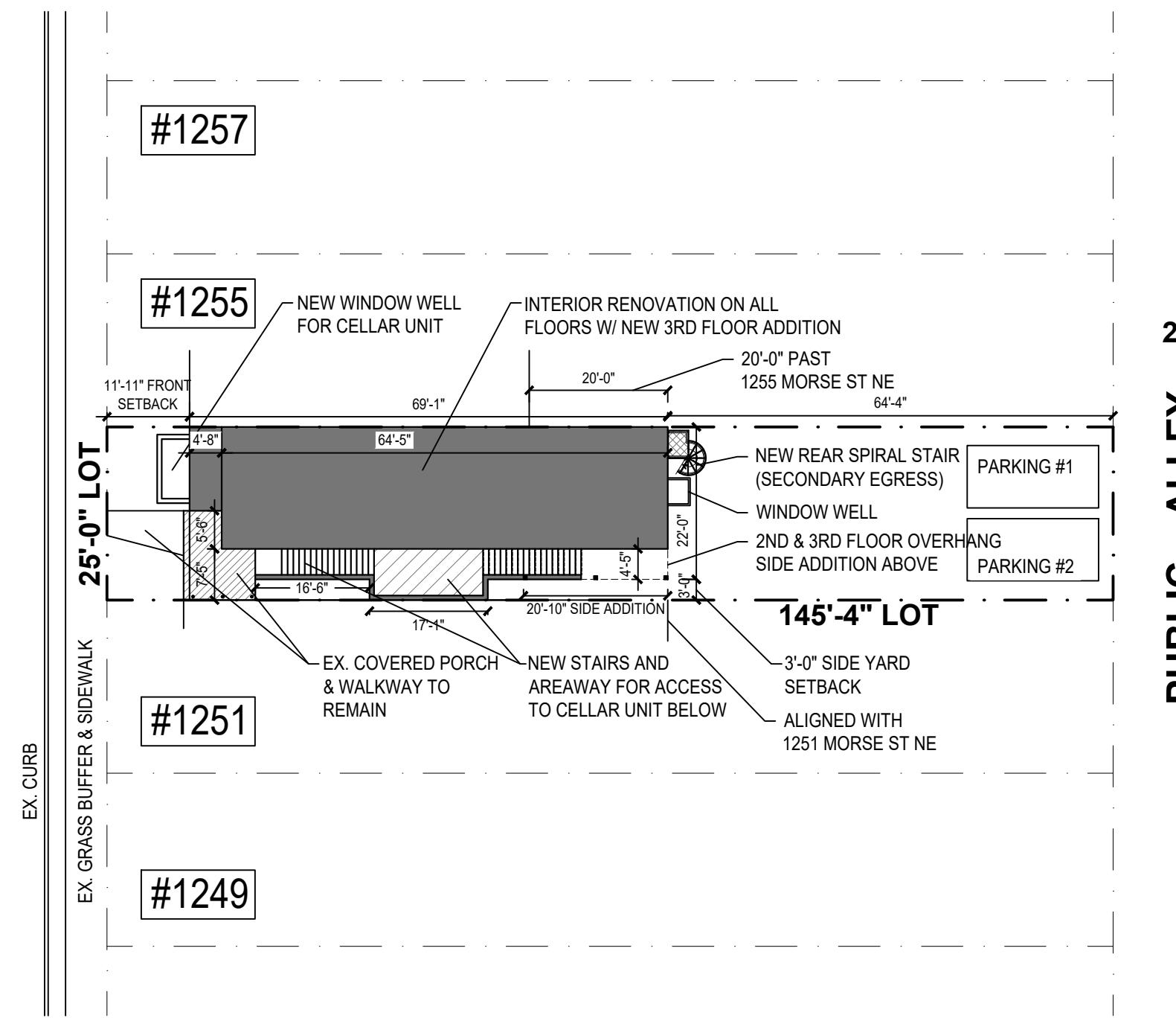








MORSE STREET, N.E

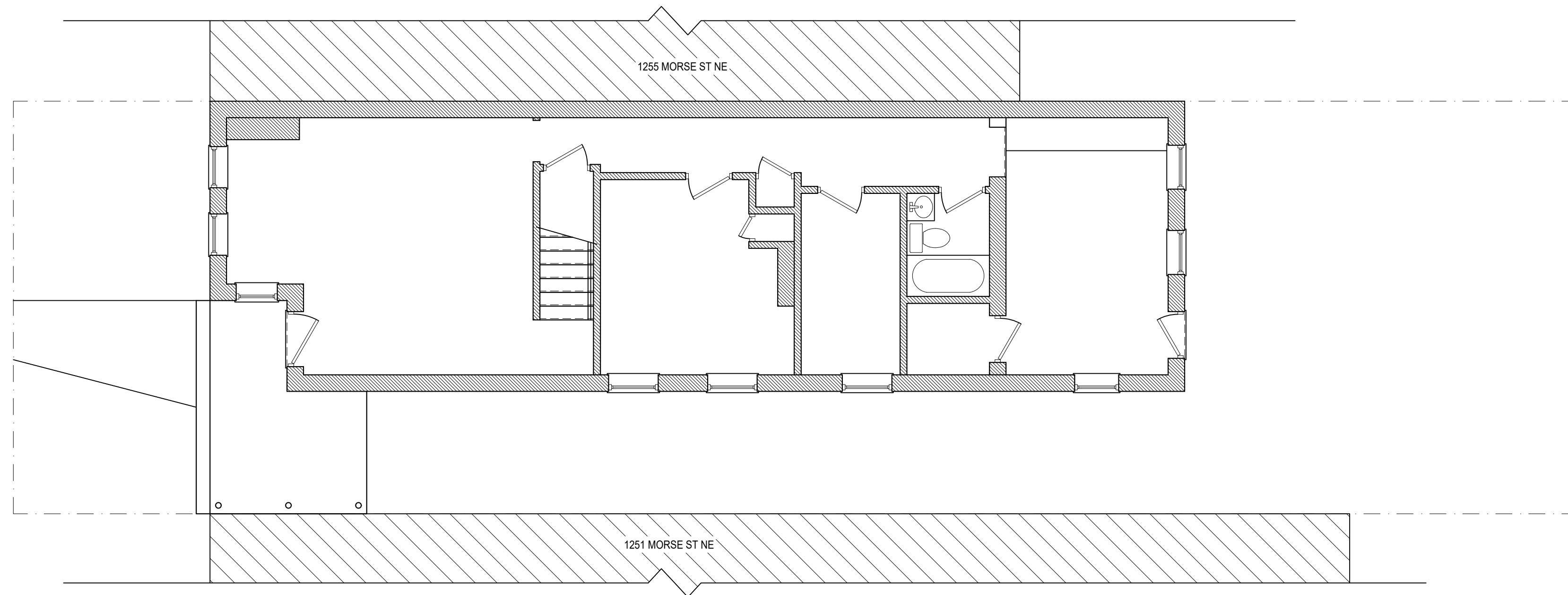


SITE PLAN



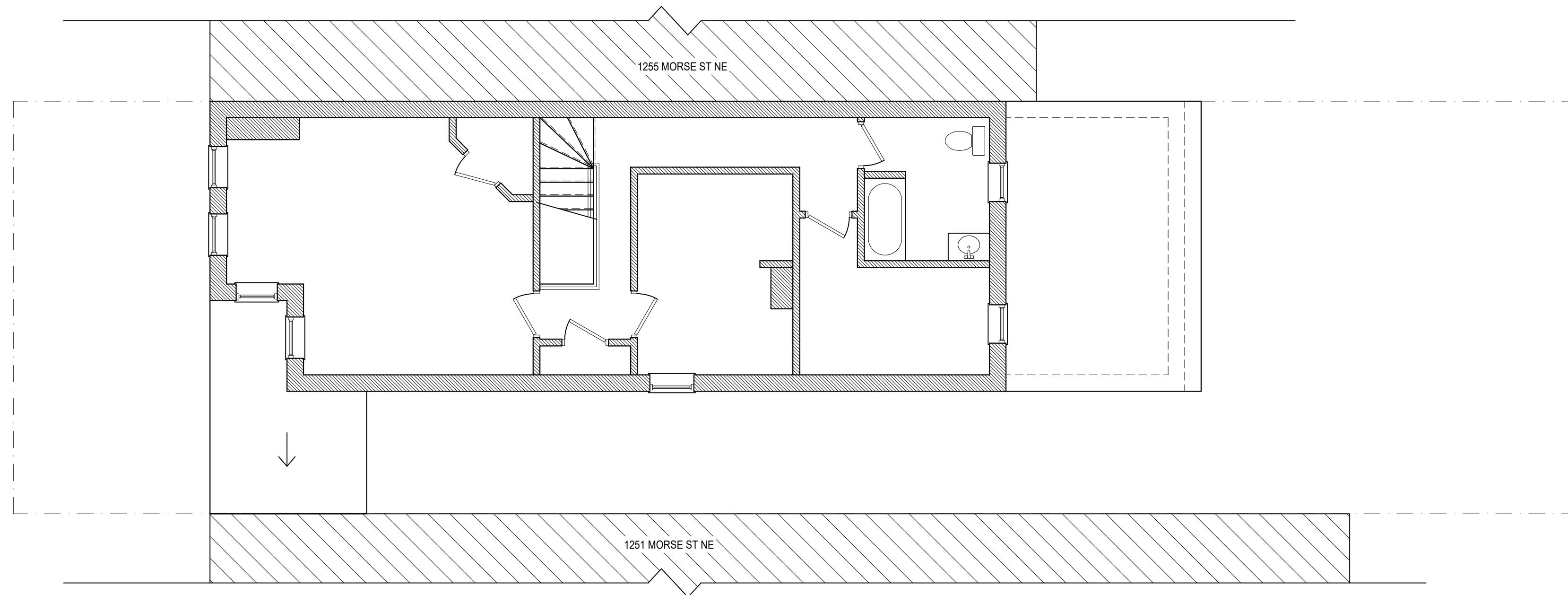
ZONING INFORMATION

| REGULATION         | EXISTING                     | ALLOWED/<br>REQUIRED | PROPOSED                      |
|--------------------|------------------------------|----------------------|-------------------------------|
| ZONING DISTRICT    | RF-1                         |                      | RF-1                          |
| BUILDING HEIGHT    | 00'-0"<br>2 STORIES          | 35'-0"<br>3 STORIES  | 35'-0"<br>3 STORIES W/ CELLAR |
| BUILDING FOOTPRINT | -<br>1,013 SF                | -                    | -<br>1,189 SF                 |
| LOT SIZE           | 145'-4" x 25'-0"<br>3,633 SF | -                    | 145'-4" x 25'-0"<br>3,633 SF  |
| LOT COVERAGE       | 27%<br>1,175 SF              | 60%<br>2,180 SF      | 45%<br>1,643 SF               |
| FRONT YARD         | 11'-11"                      | N/A                  | 11'-11"                       |
| SIDE YARD (L)      | 0'-0"                        | 0'-0"                | 0'-0"                         |
| SIDE YARD (R)      | 7'-5"                        | 5'-0"                | 3'-0"                         |
| REAR YARD          | 74'-4"                       | 20'-0"               | 64'-4"                        |
| OFF-STREET PARKING | 0                            | 2                    | 2                             |



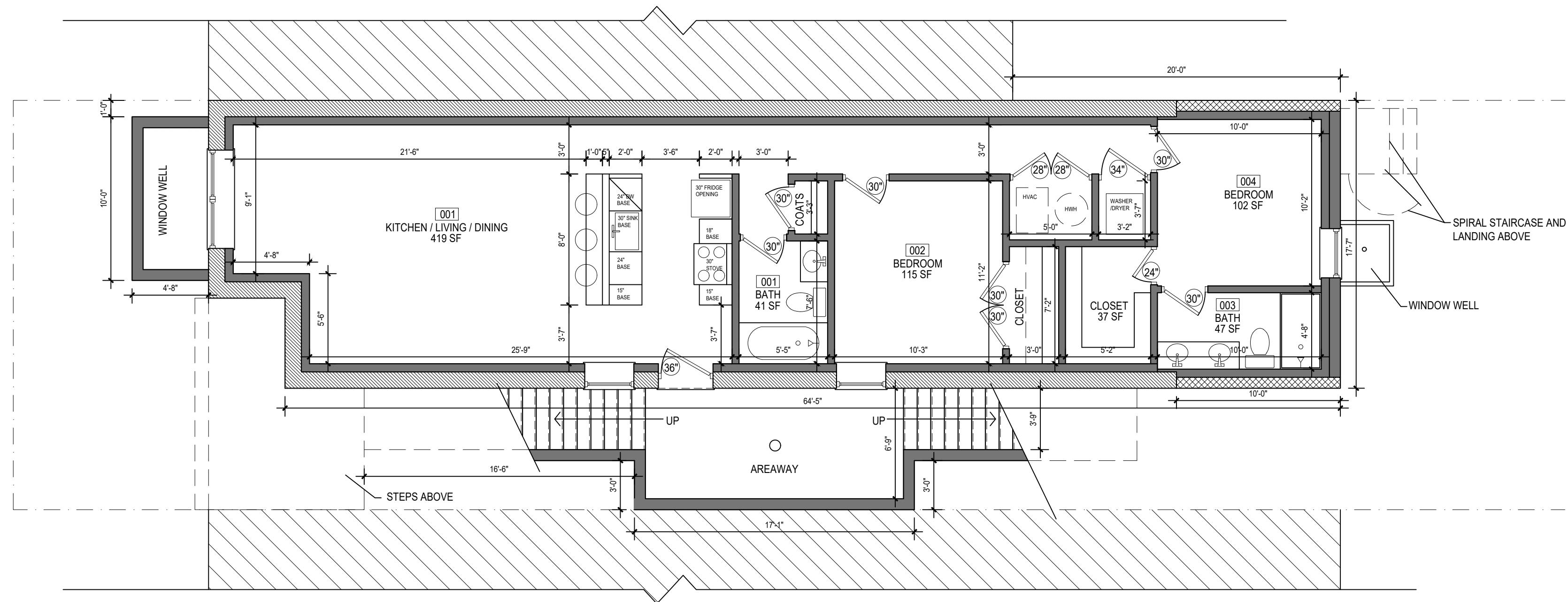
1253 MORSE ST, NE  
EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



1253 MORSE ST, NE  
EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0" 

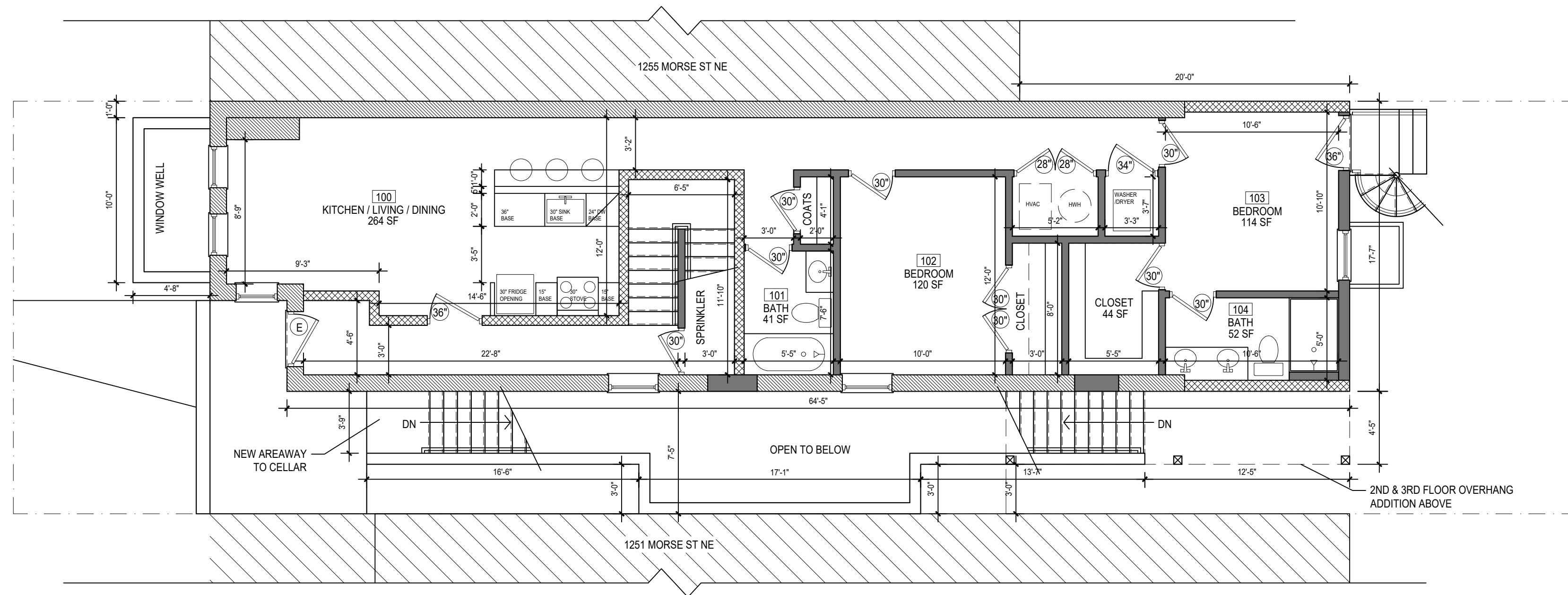


1253 MORSE ST, NE  
PROPOSED CELLAR PLAN

SCALE: 3/16" = 1'-0"



UNIT #1 (IZ)  
957 SF

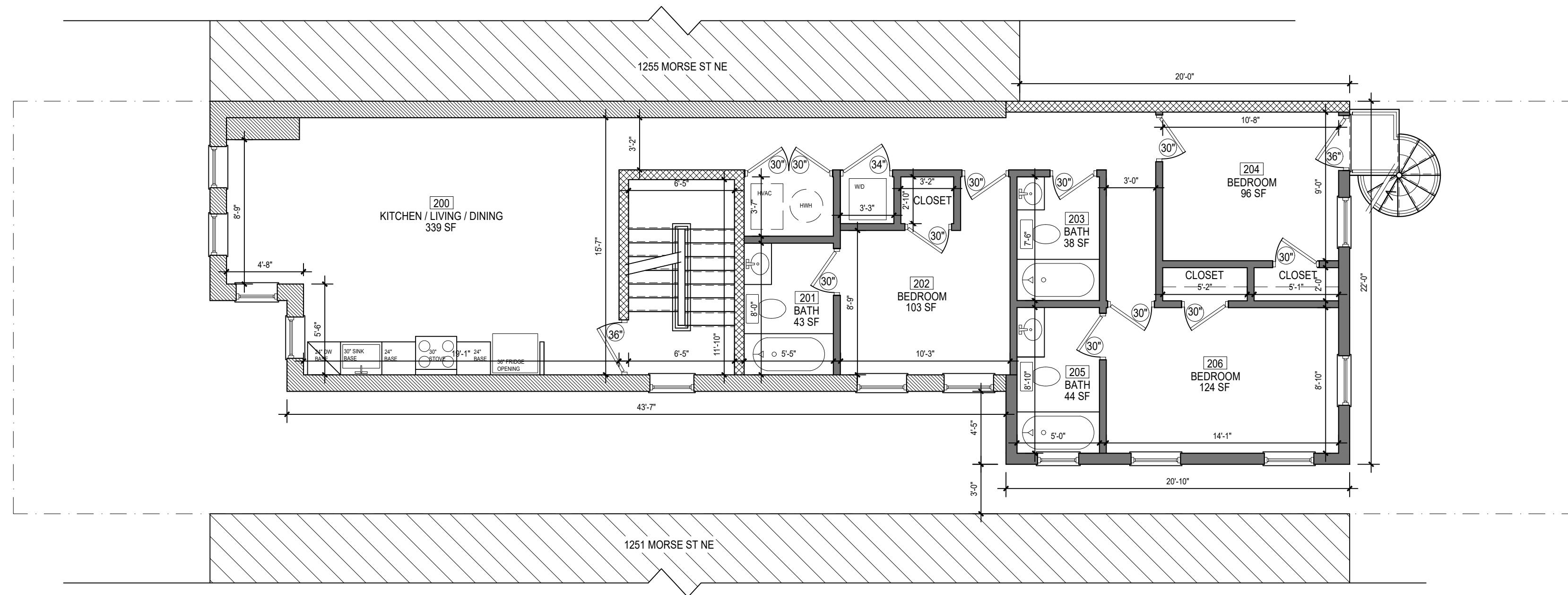


**1253 MORSE ST, NE**  
**PROPOSED FIRST FLOOR PLAN**

SCALE: 3/16" = 1'-0"

# UNIT #2

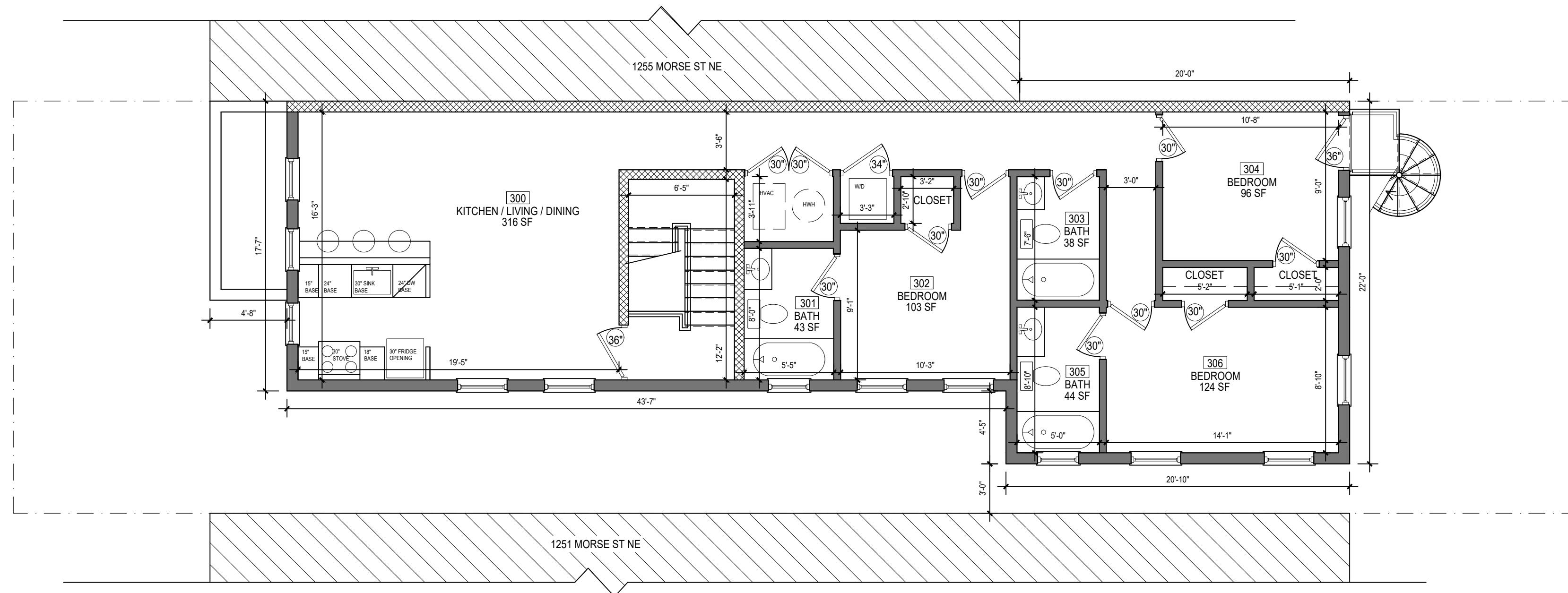
## 855 SF



1253 MORSE ST, NE  
PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

UNIT #3  
1,118 SF



**1253 MORSE ST, NE**  
**PROPOSED THIRD FLOOR PLAN**

SCALE: 3/16" = 1'-0"

A small icon of a compass rose, indicating the direction of the text block.

# UNIT #4

## 1,111 SF



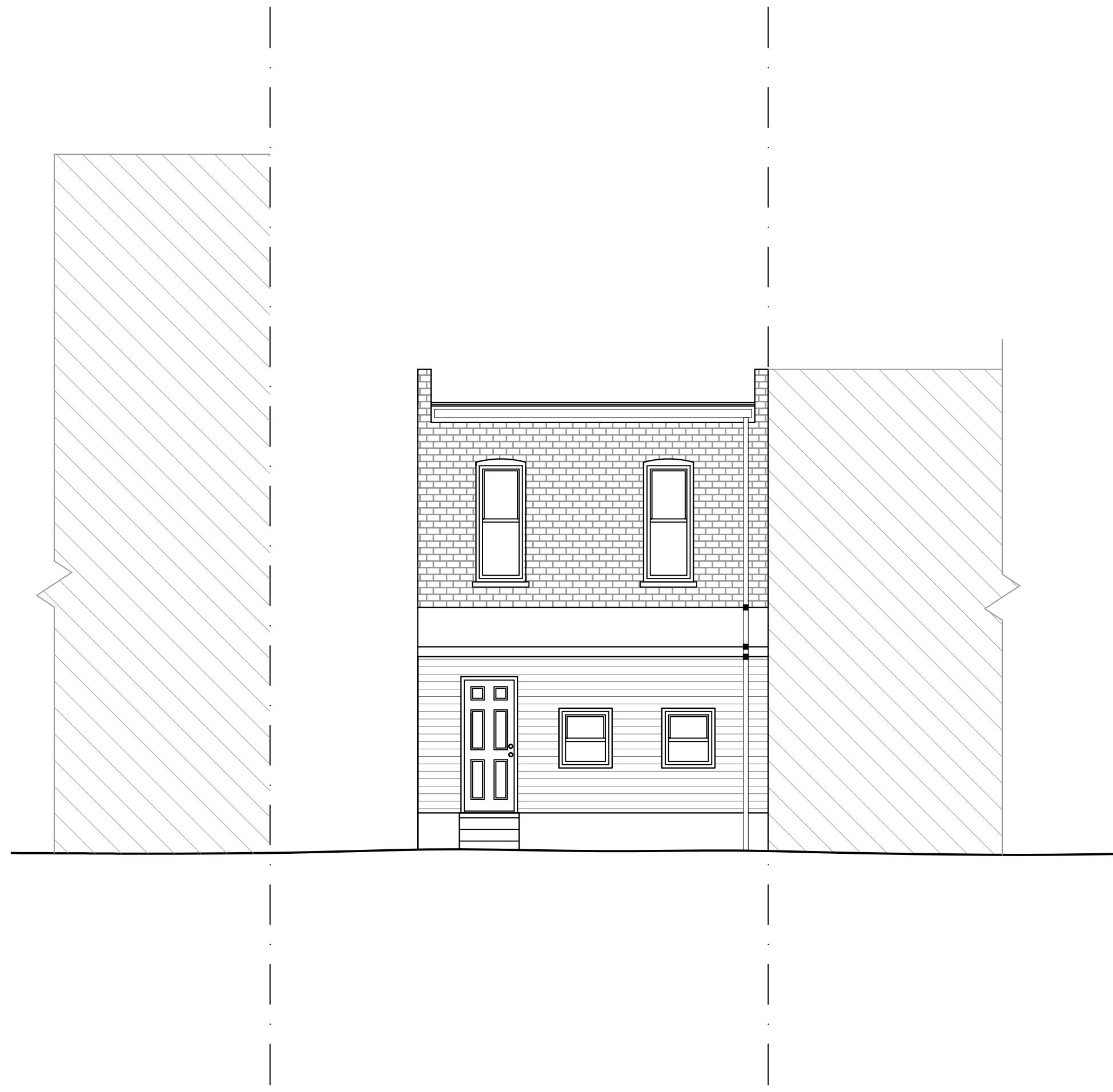
1 EXISTING FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



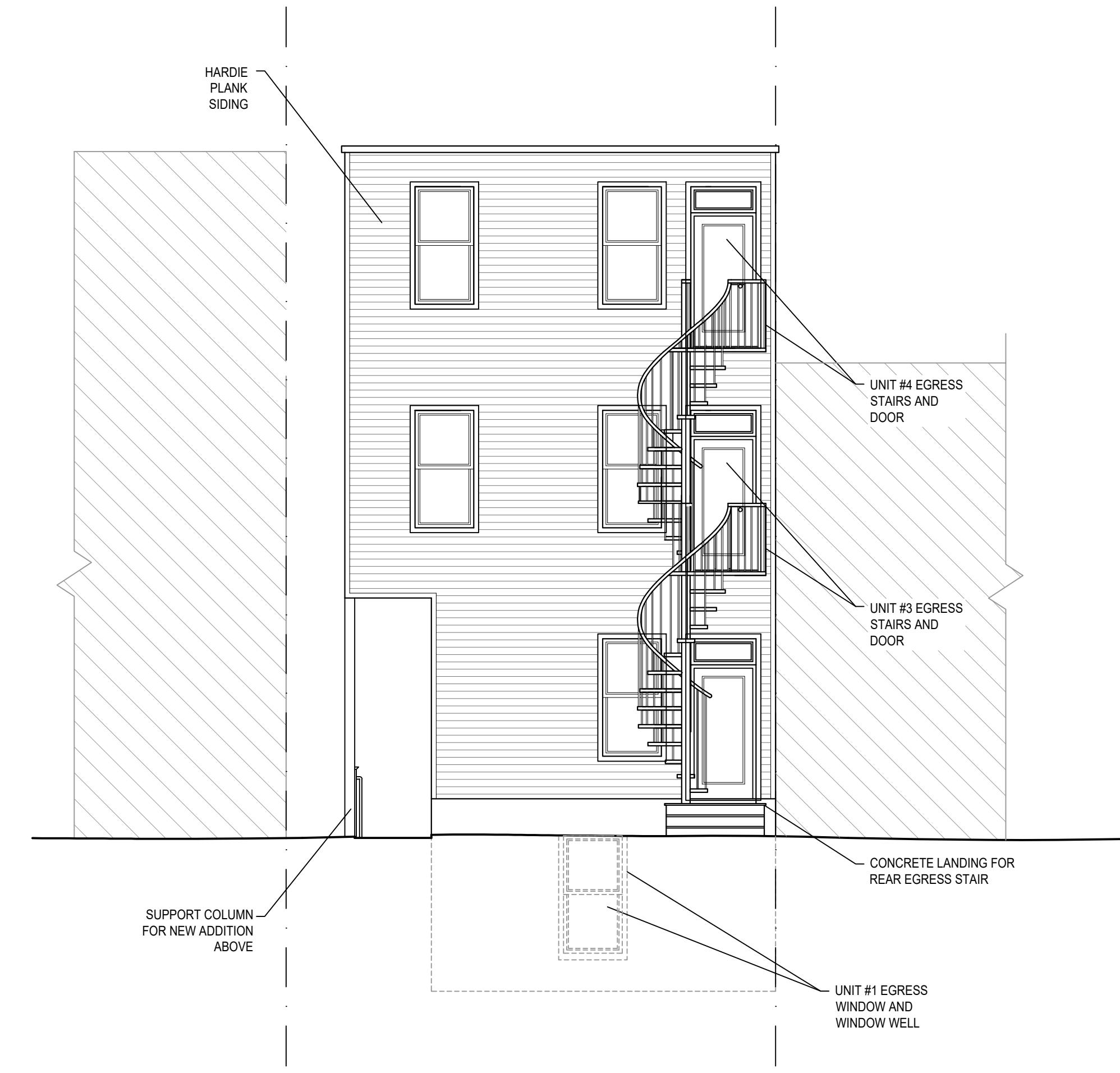
2 PROPOSED FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



1253 MORSE ST, NE  
EXISTING AND PROPOSED FRONT ELEVATION



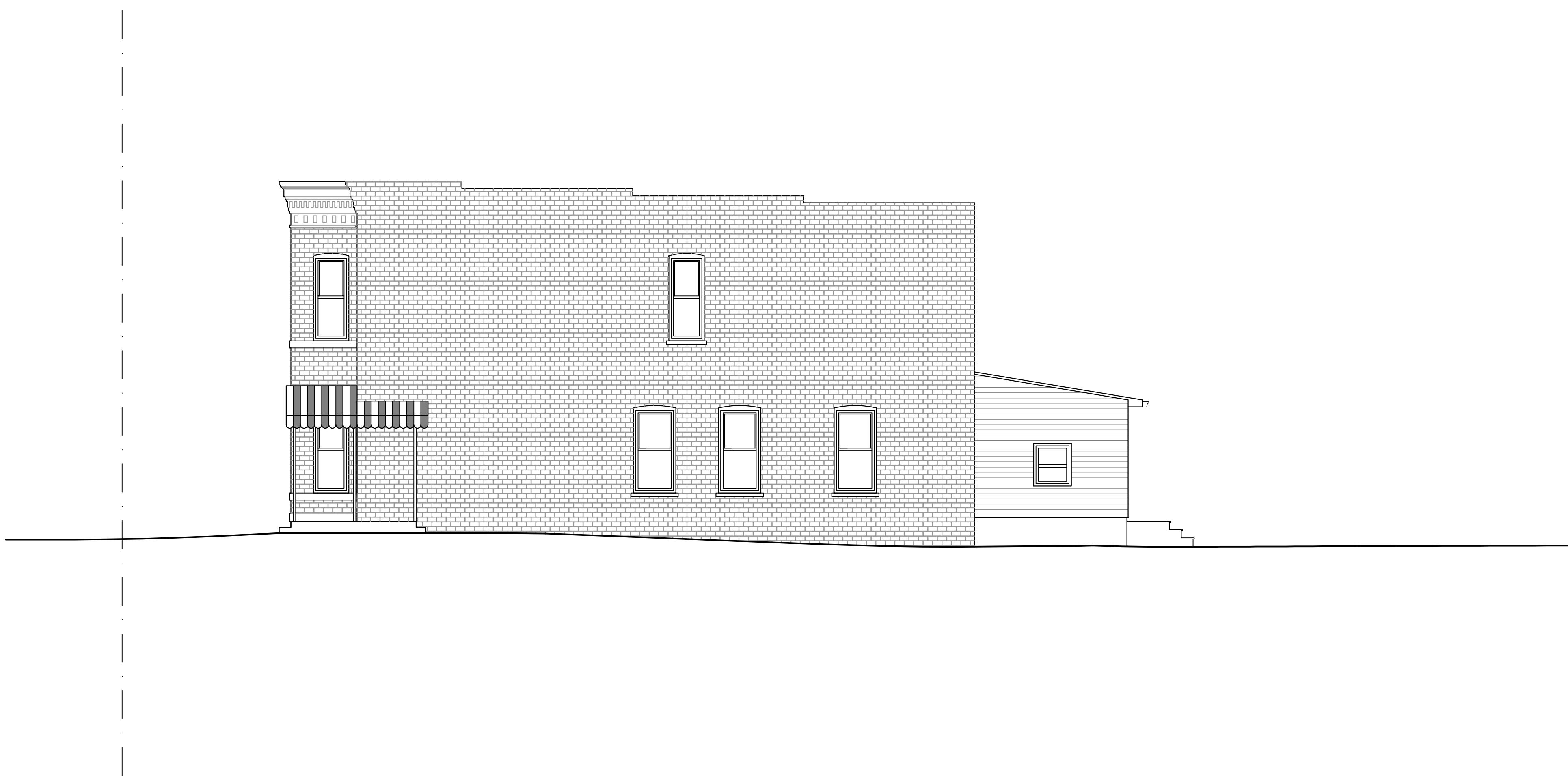
3 EXISTING REAR ELEVATION  
SCALE: 3/16" = 1'-0"



4 PROPOSED REAR ELEVATION  
SCALE: 3/16" = 1'-0"



1253 MORSE ST, NE  
EXISTING AND PROPOSED REAR ELEVATION



1253 MORSE ST, NE  
EXISTING SIDE ELEVATION



1253 MORSE ST, NE  
PROPOSED SIDE ELEVATION