

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:

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## 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

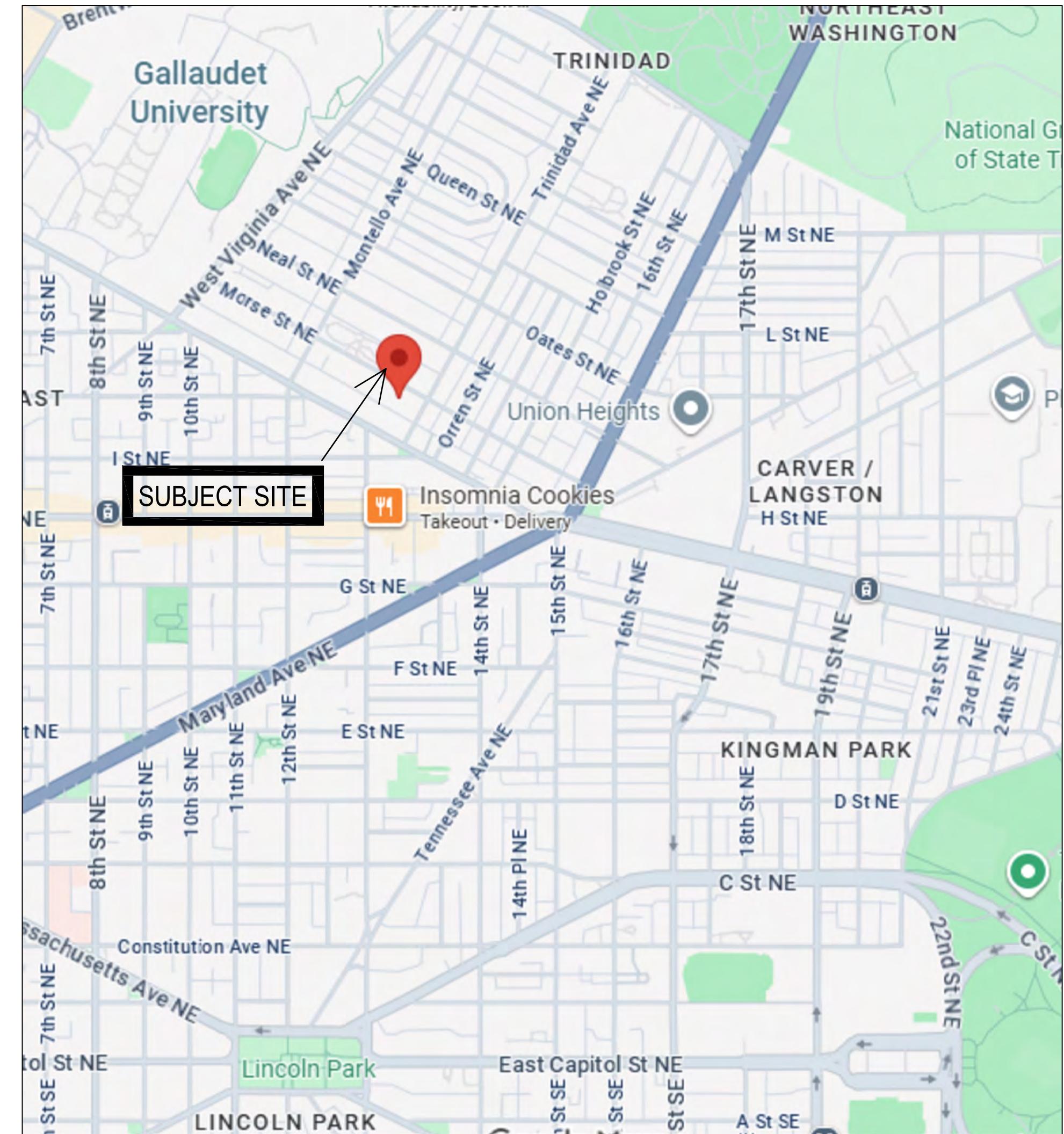
CELLAR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE  
1ST FLOOR: 2 BED, 2 BATH, OPEN LIVING / DINING / KITCHEN SPACE  
2ND FLOOR: 3 BED, 3 BATH, OPEN LIVING / DINING / KITCHEN SPACE  
3RD FLOOR: 3 BED, 3 BATH, OPEN LIVING / DINING / KITCHEN SPACE

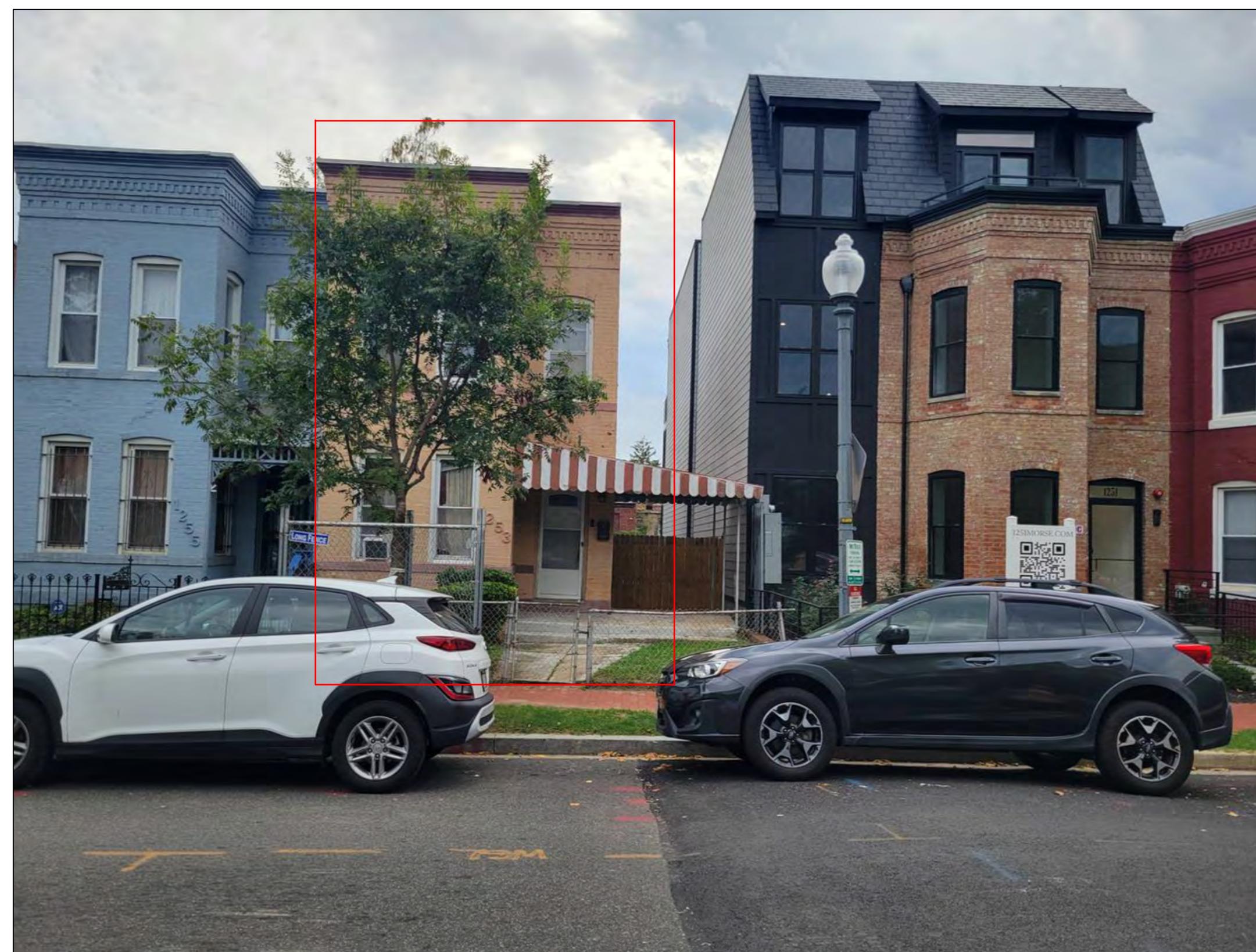
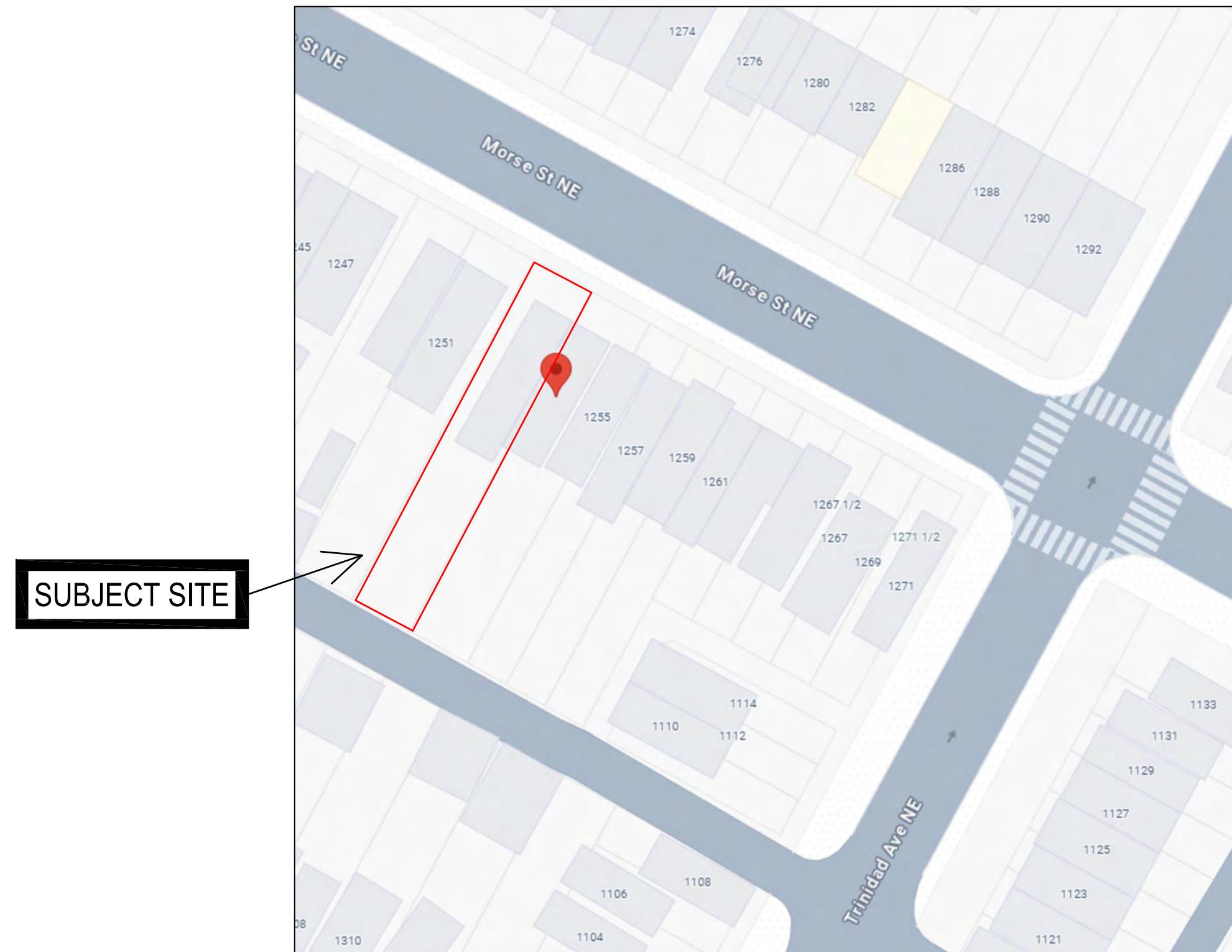
## SPECIAL EXCEPTION:

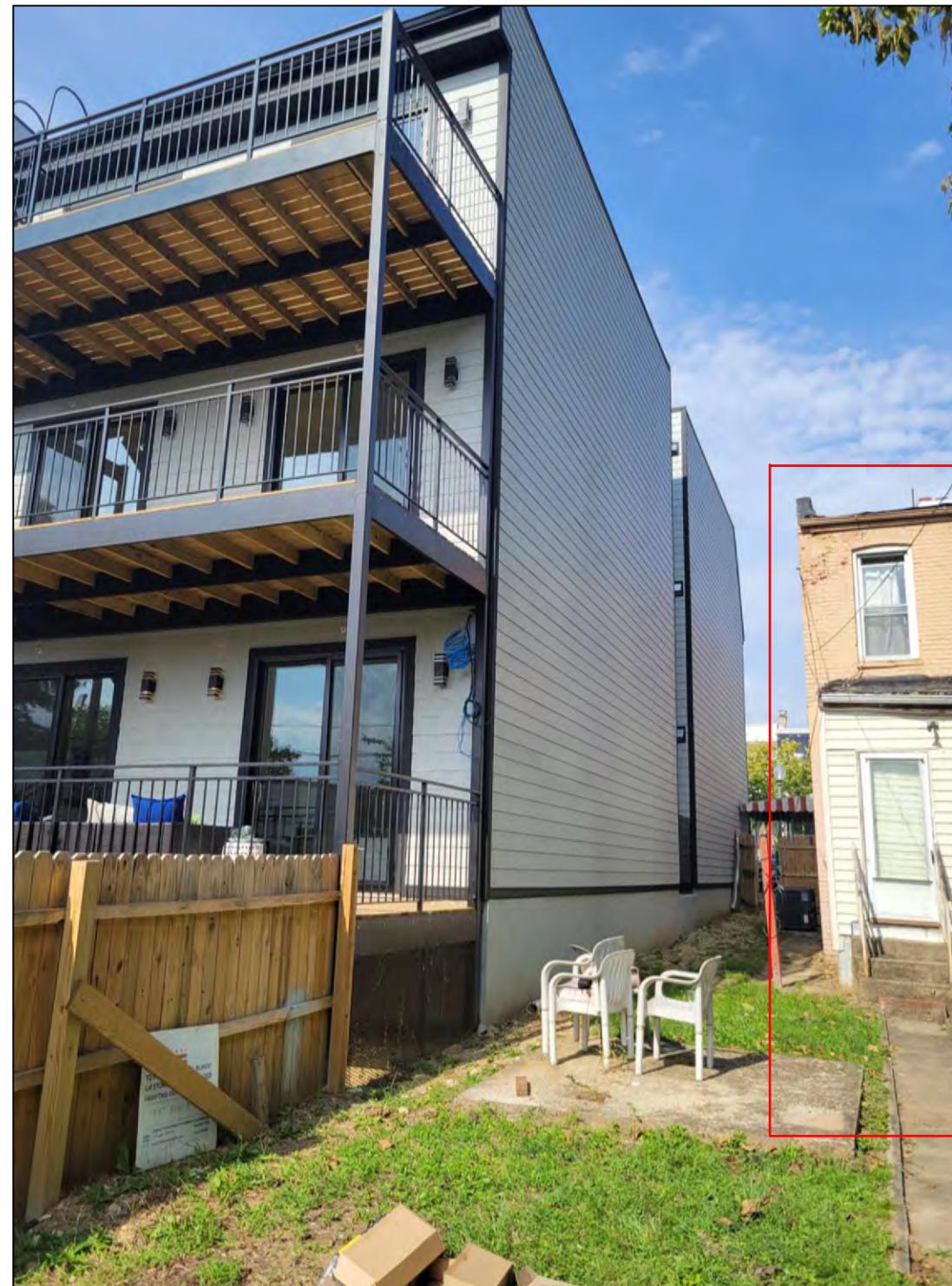
SUBTITLE U 320.2 - CONVERSION OF AN EXISTING RESIDENTIAL BUILDING EXISTING PRIOR TO MAY 12, 1958, TO AN APARTMENT HOUSE SHALL BE PERMITTED AS A SPECIAL EXCEPTION IN AN RF-1 ZONE IF APPROVED BY THE BOARD OF ZONING ADJUSTMENT UNDER SUBTITLE X, CHAPTER 9. THERE SHALL BE A MINIMUM OF NINE HUNDRED SQUARE 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.

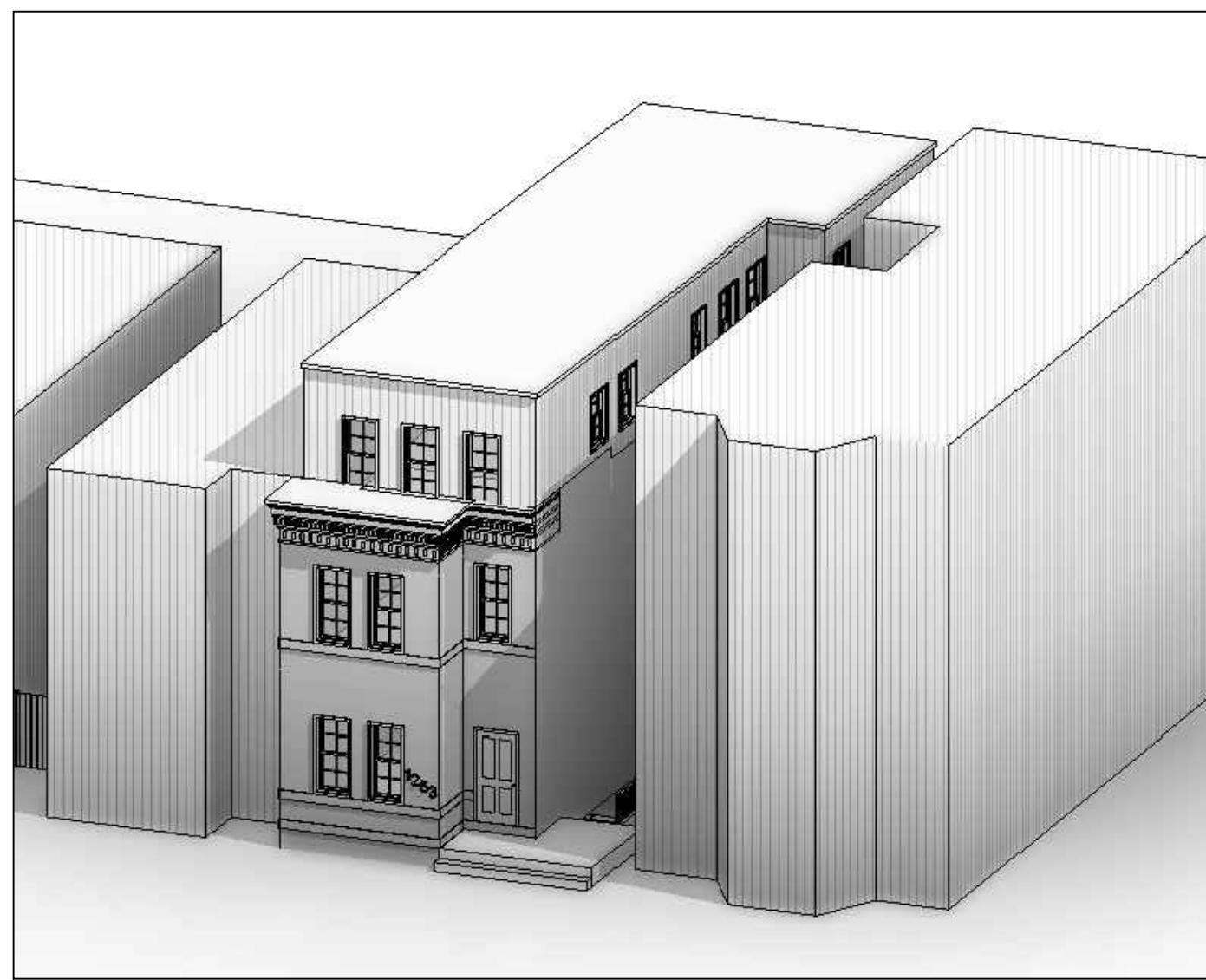
**SUBTITLE E 208.3 (PURSUANT TO SUBTITLE E 520 AND X 1002) -  
PROPOSED SIDE YARD OF 3FT IN LIEU OF REQUIRED 5FT.**

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

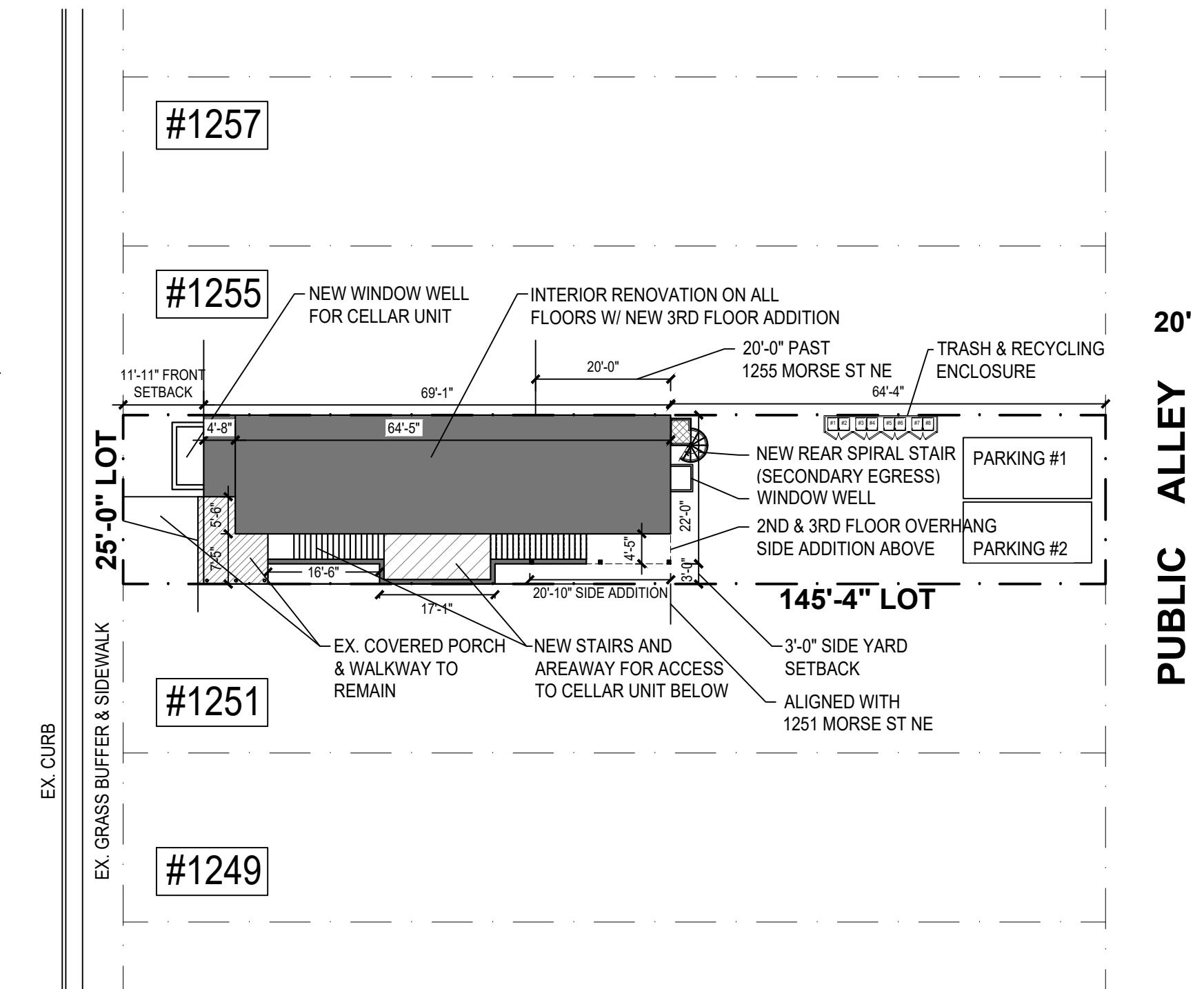




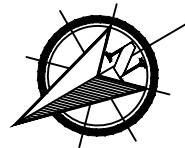




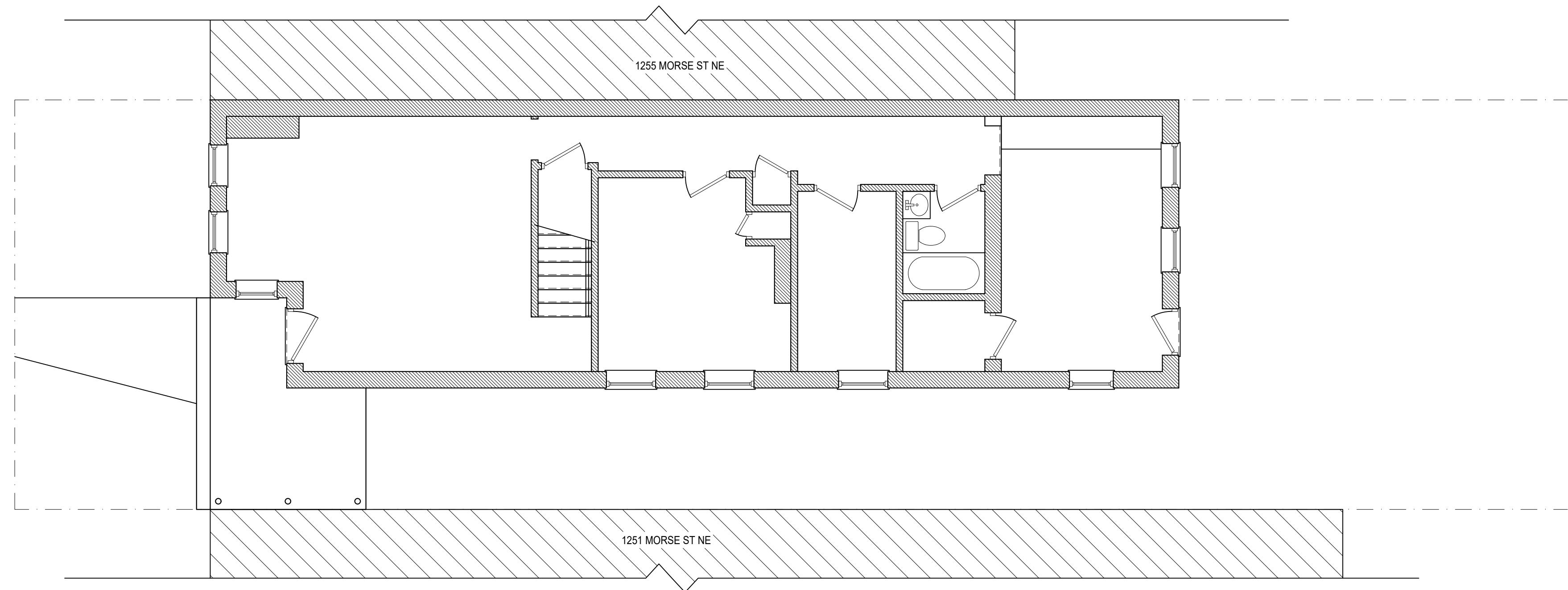
# MORSE STREET, N.E.



## SITE PLAN



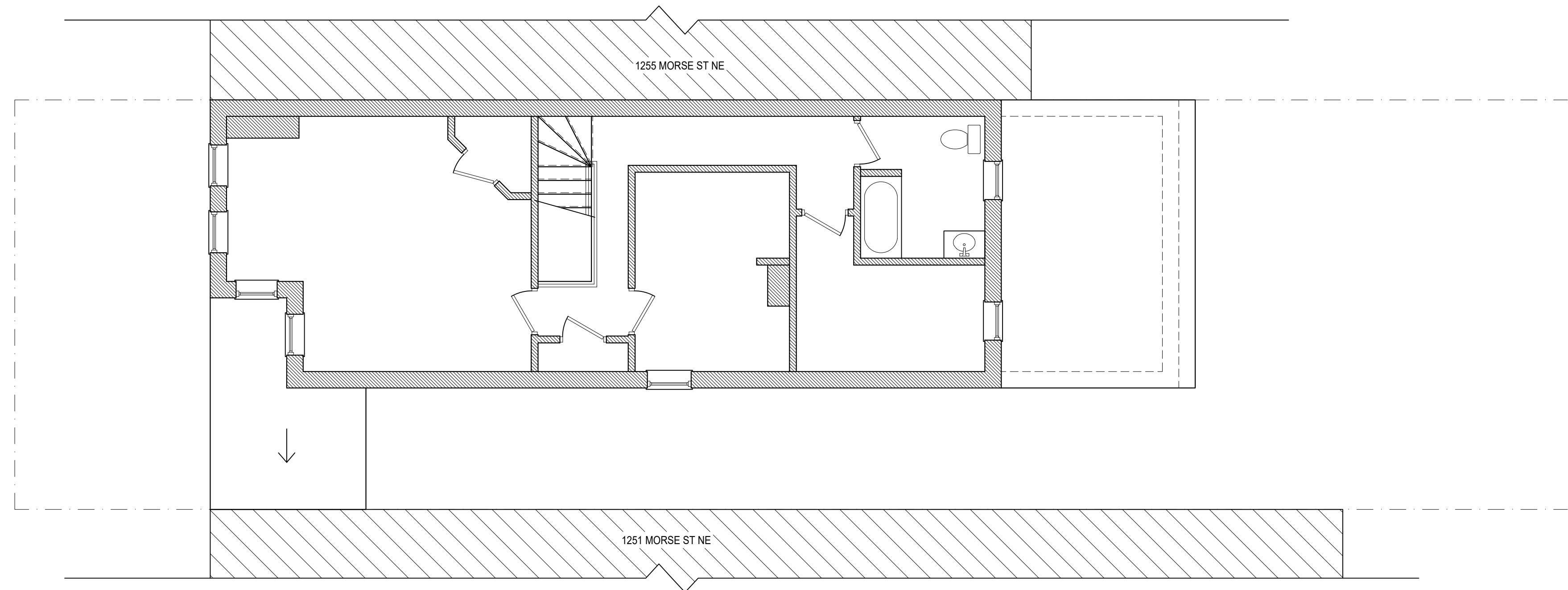
ZONING INFORMATION			
REGULATION	EXISTING	ALLOWED/ REQUIRED	PROPOSED
ZONING DISTRICT	RF-1		RF-1
BUILDING HEIGHT	00'-0" 2 STORIES	35'-0" 3 STORIES	35'-0" 3 STORIES W/ CELLAR
BUILDING FOOTPRINT	- 1,013 SF	-	- 1,189 SF
LOT SIZE	145'-4" x 25'-0" 3,633 SF	-	145'-4" x 25'-0" 3,633 SF
LOT COVERAGE	27% 1,175 SF	60% 2,180 SF	60% 2,180 SF (INCLUDING SITE WORK)
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" 

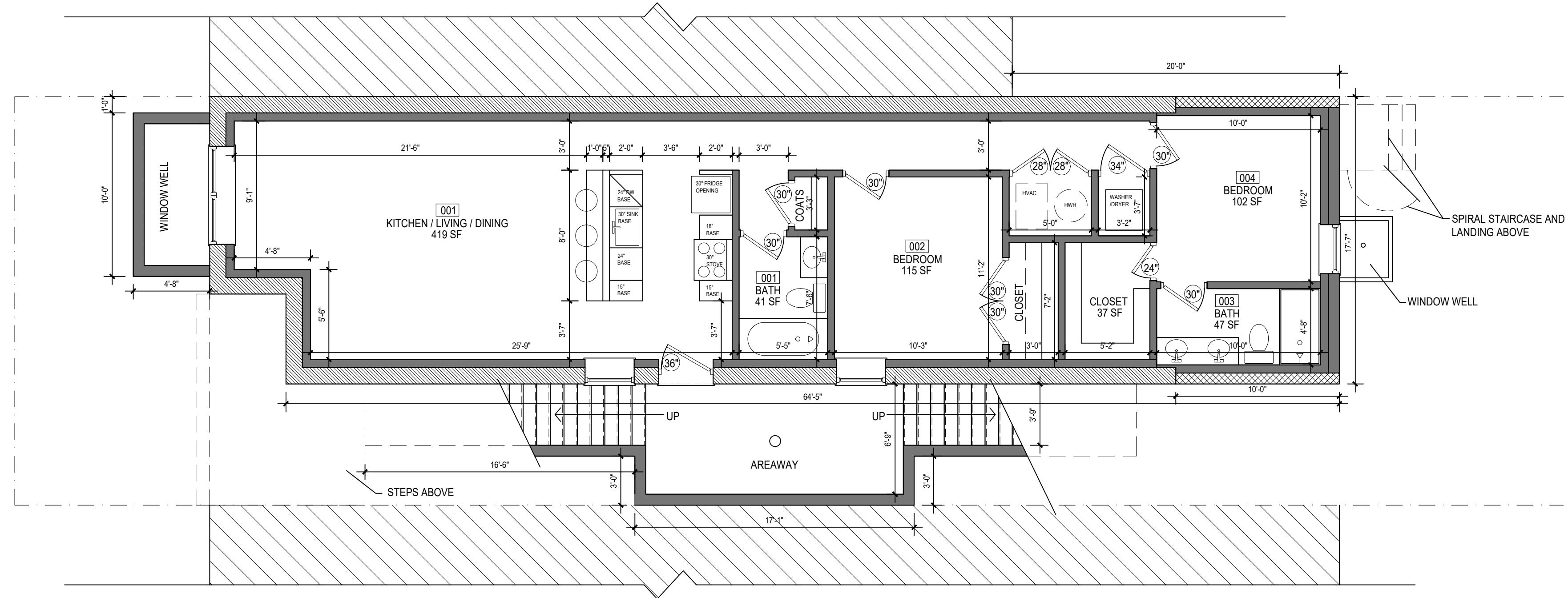




1253 MORSE ST, NE  
EXISTING SECOND FLOOR PLAN

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



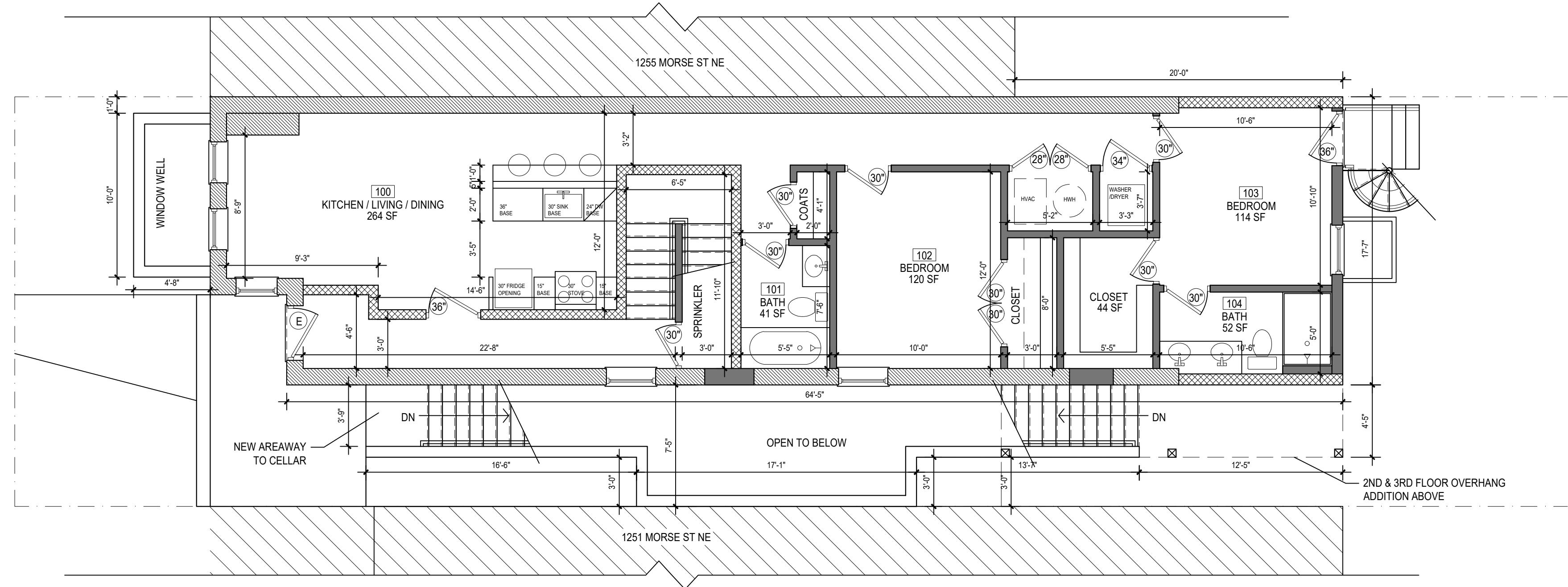


1253 MORSE ST, NE  
PROPOSED CELLAR PLAN

UNIT #1 (IZ)  
957 SF

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



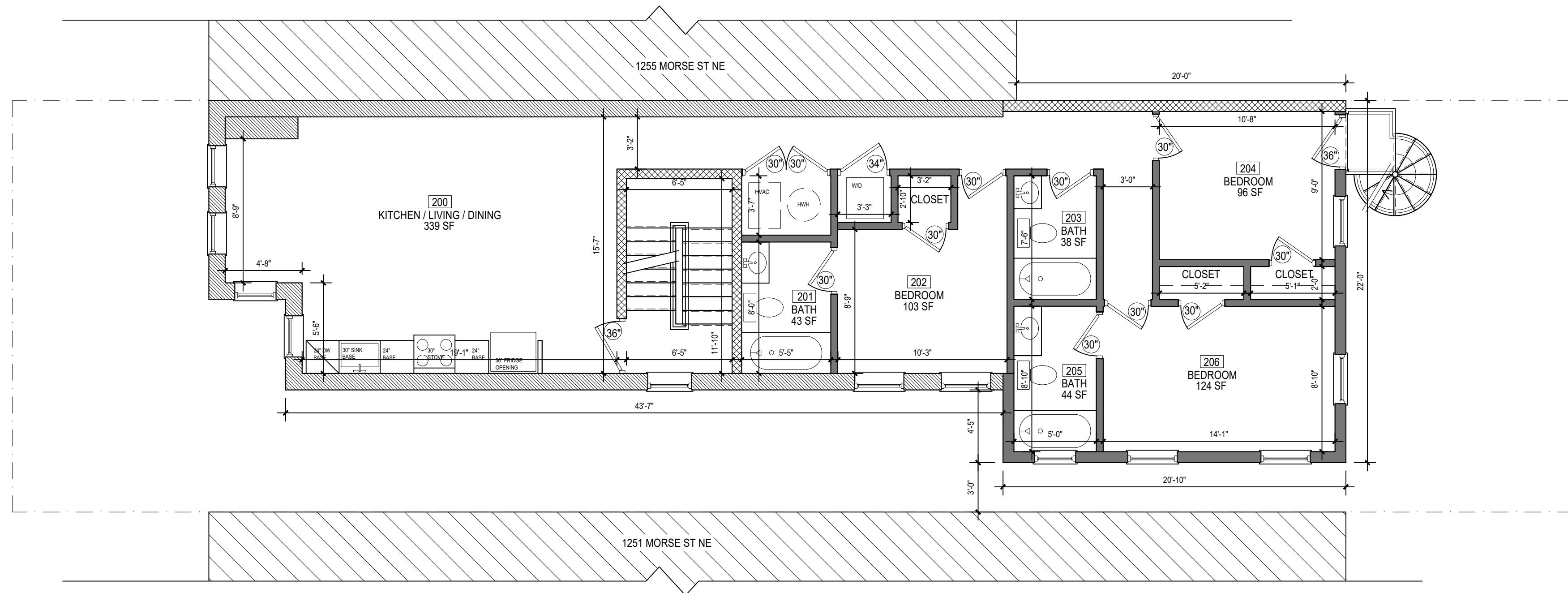


1253 MORSE ST, NE  
PROPOSED FIRST FLOOR PLAN

UNIT #2  
855 SF

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



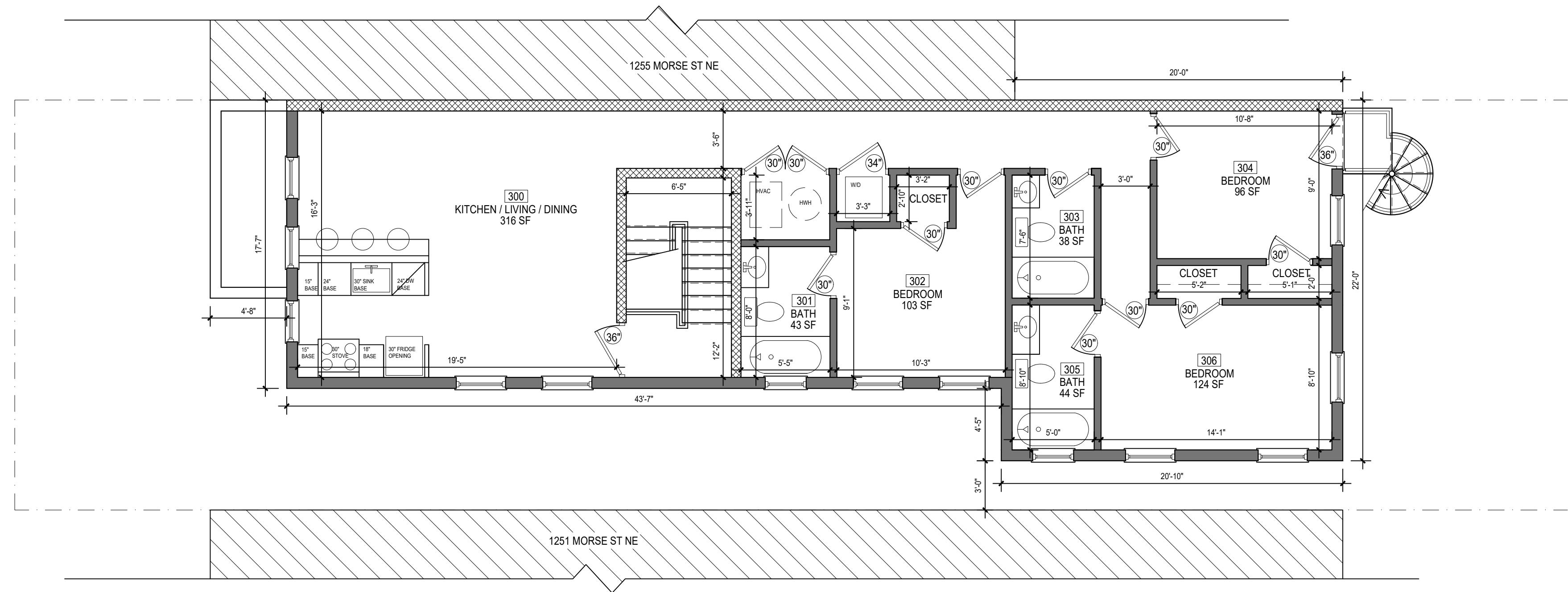


1253 MORSE ST, NE  
PROPOSED SECOND FLOOR PLAN

UNIT #3  
1,118 SF

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





1253 MORSE ST, NE  
PROPOSED THIRD FLOOR PLAN

UNIT #4  
1,111 SF

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





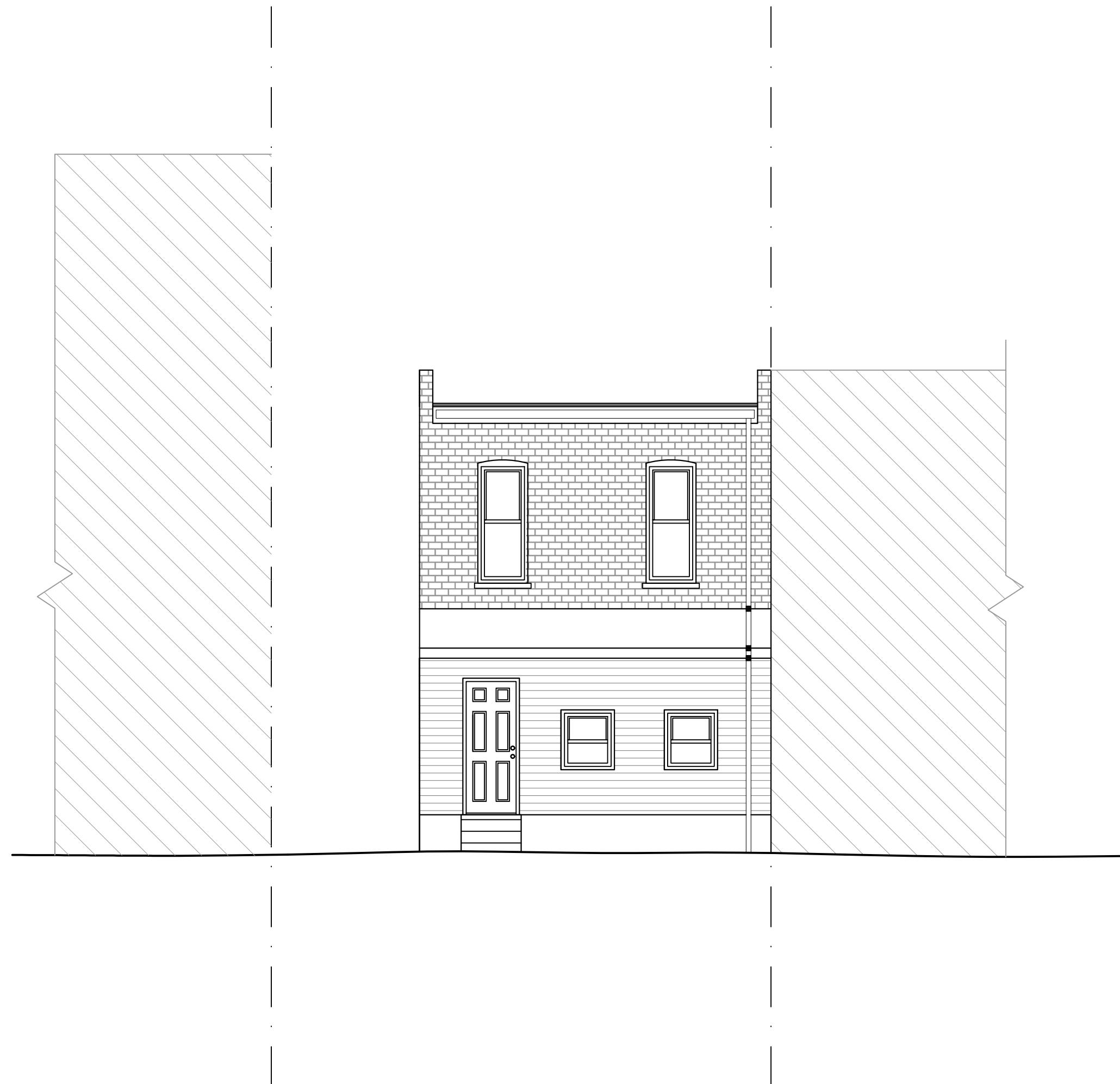
1 EXISTING FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



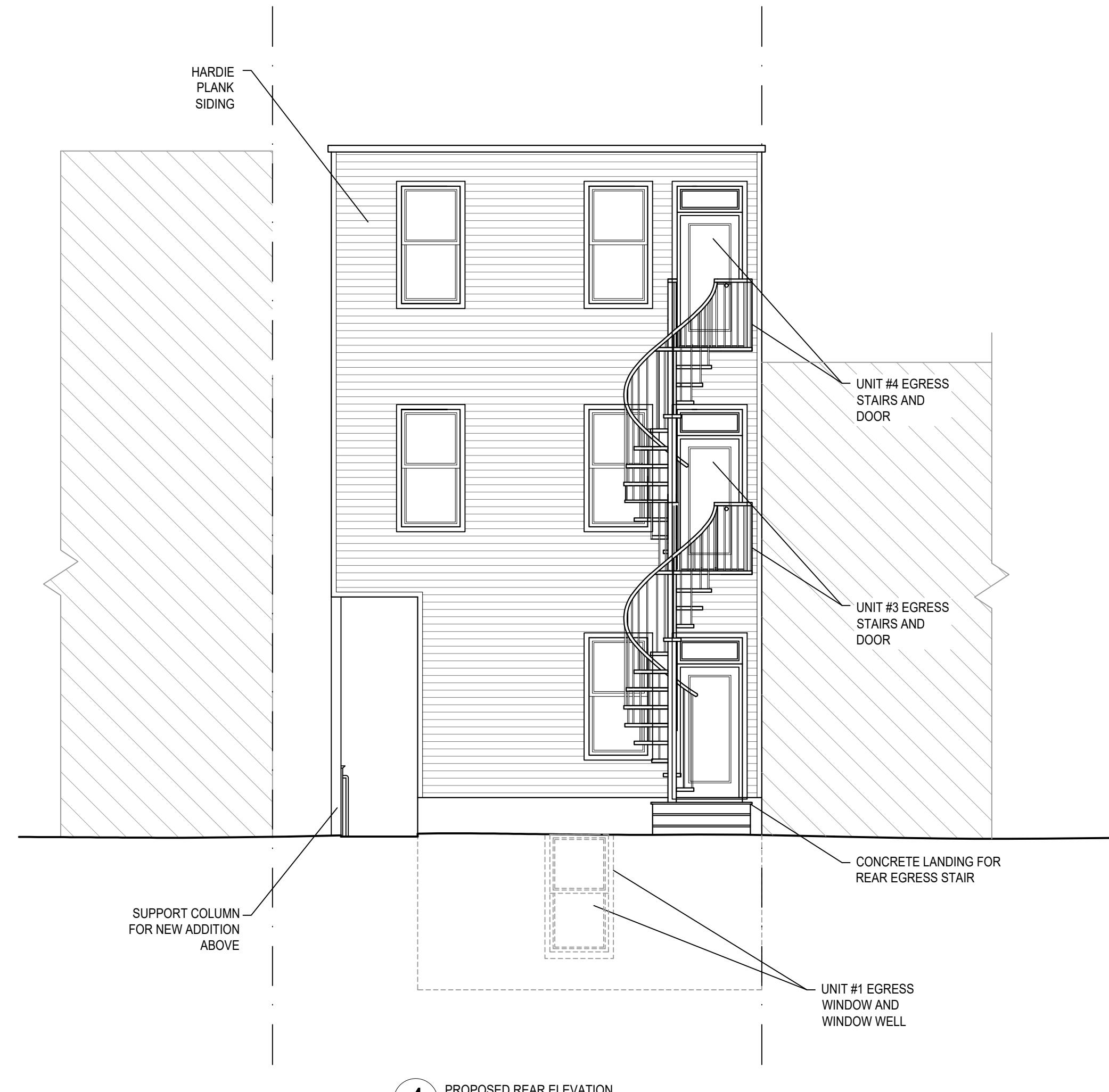
2 PROPOSED FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

1253 MORSE ST, NE  
EXISTING AND PROPOSED FRONT ELEVATION





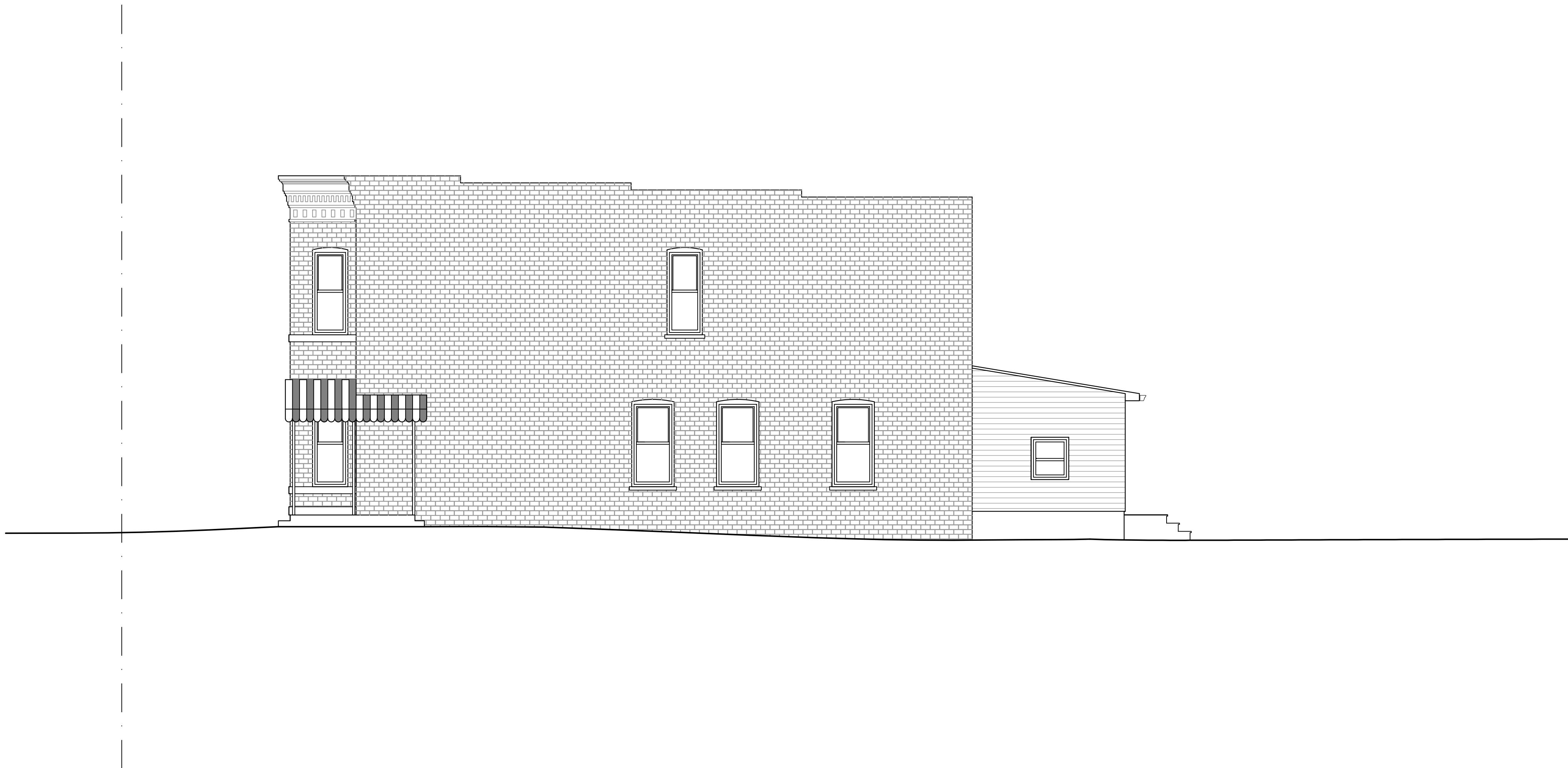
3 EXISTING REAR ELEVATION  
SCALE: 3/16" = 1'-0"



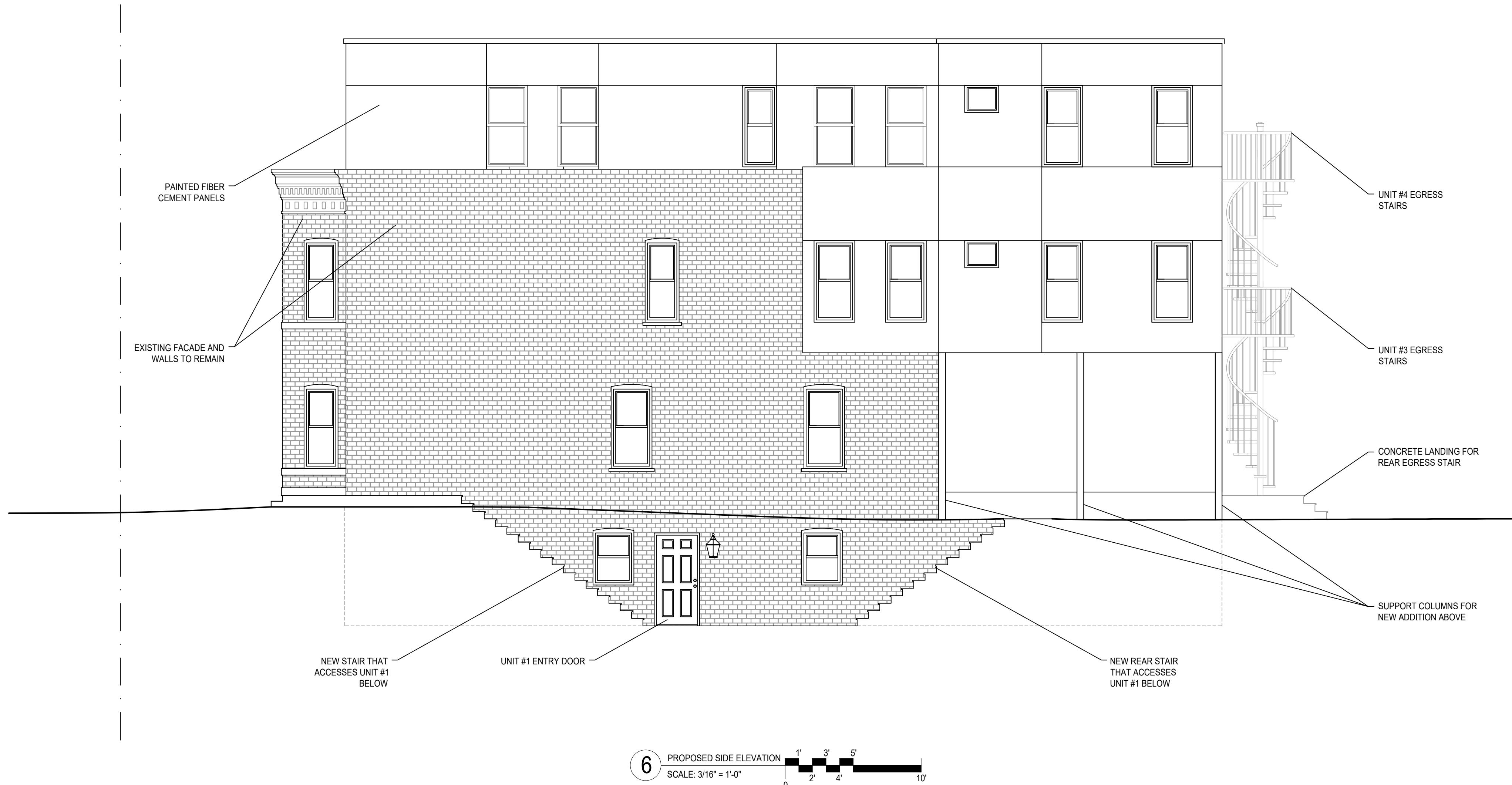
4 PROPOSED REAR ELEVATION  
SCALE: 3/16" = 1'-0"

1253 MORSE ST, NE  
EXISTING AND PROPOSED REAR ELEVATION



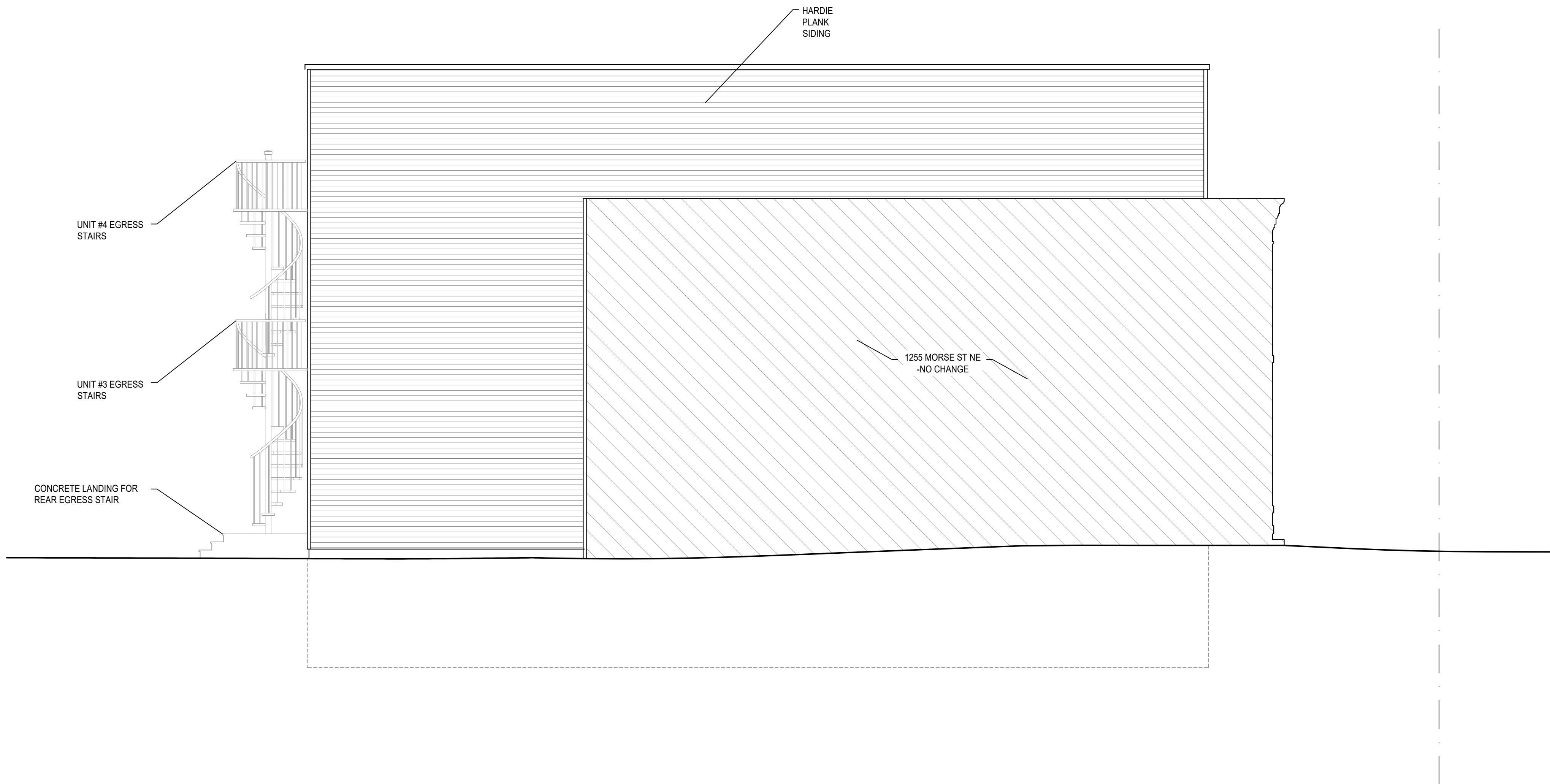


1253 MORSE ST, NE  
EXISTING SIDE ELEVATION



1253 MORSE ST, NE  
PROPOSED SIDE ELEVATION





1253 MORSE ST, NE  
PROPOSED SIDE ELEVATION



DENABABA ENGINEERING CONSULTANT, LLC

11803 EDMOND WOODS WAY

BOWIE, MD 20721

PHONE: (301) 262 6820

September 23, 2025

Mr. & Mrs. Moshood Olayinka  
516 25<sup>th</sup> Place, NE  
Washington, DC 20002

**Engineering Letter**

Dear Sir,

The existing building located at 1253 Morse Street, NE, Washington, DC 20002 is slated for redevelopment. The original building is two story semi-detached residential structure and it is being renovated to add one more story and the crawl space converted to a cellar. The proposed plan also includes a ten feet rear addition. The finished product would be converted into a four-unit residential building. The proposed structure is a conventional light frame construction. The new building would be designed in general conformance with all applicable International Building Codes and District of Columbia Municipal Regulations.

The building shall be designed to mitigate any adverse effect on the adjacent properties. The adjacent properties shall be kept safe during construction by the owner selected responsible contractor. The redevelopment also plans for underpinning of the existing crawl space. The underpinning design shall follow industry wide acceptable standards for design and construction and it shall be inspected by District of Columbia Approved Special Inspection agency.

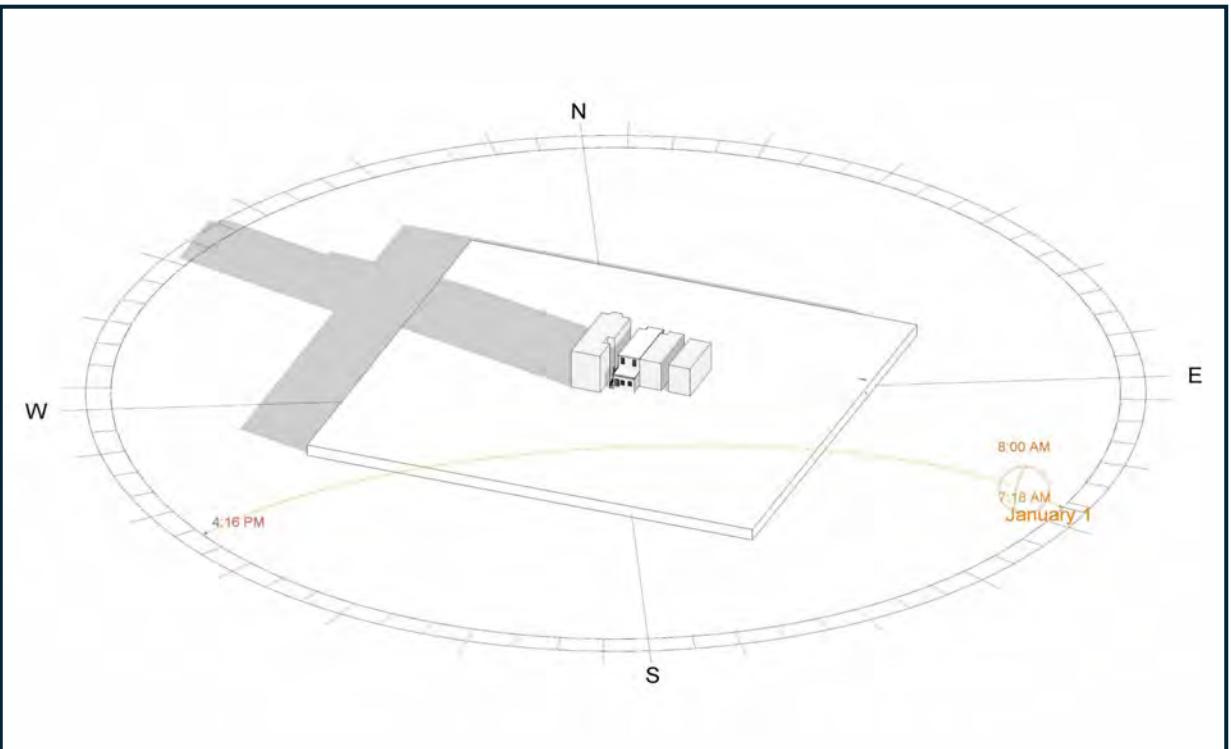
Sincerely

Dennis Anibaba, PE

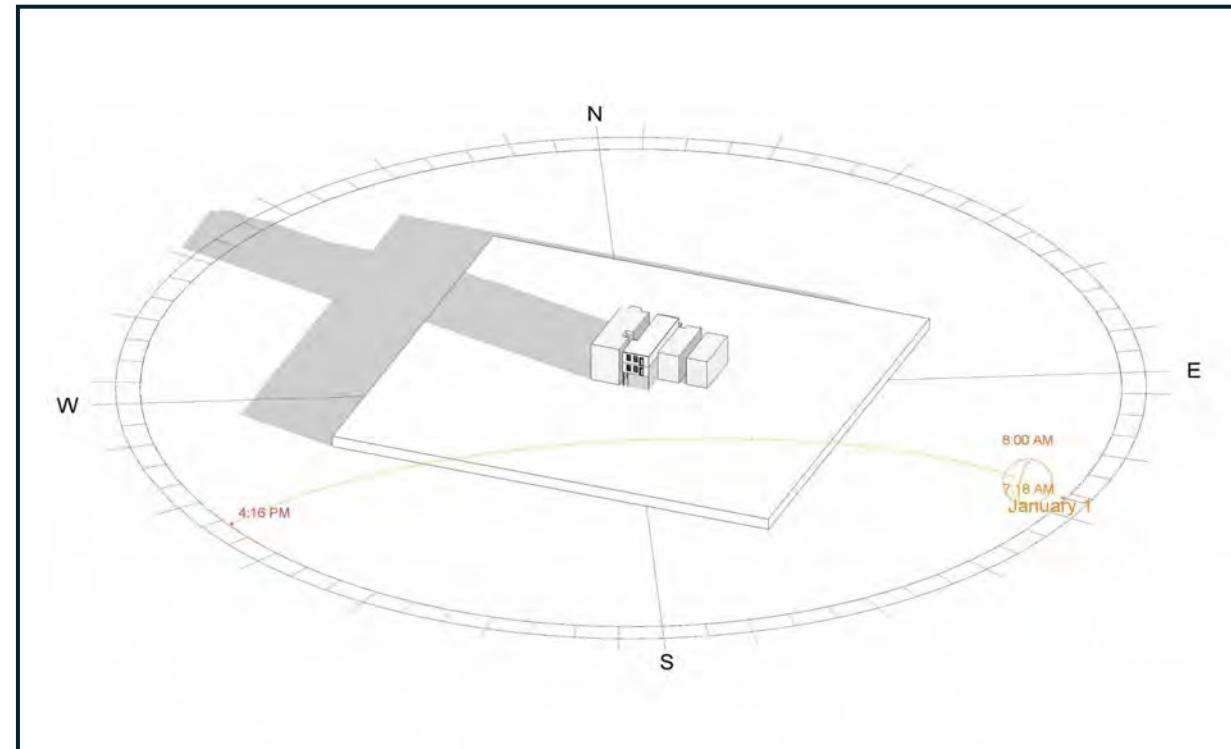
Denababa Engineering Consultant, LLC

JANUARY 1 8AM

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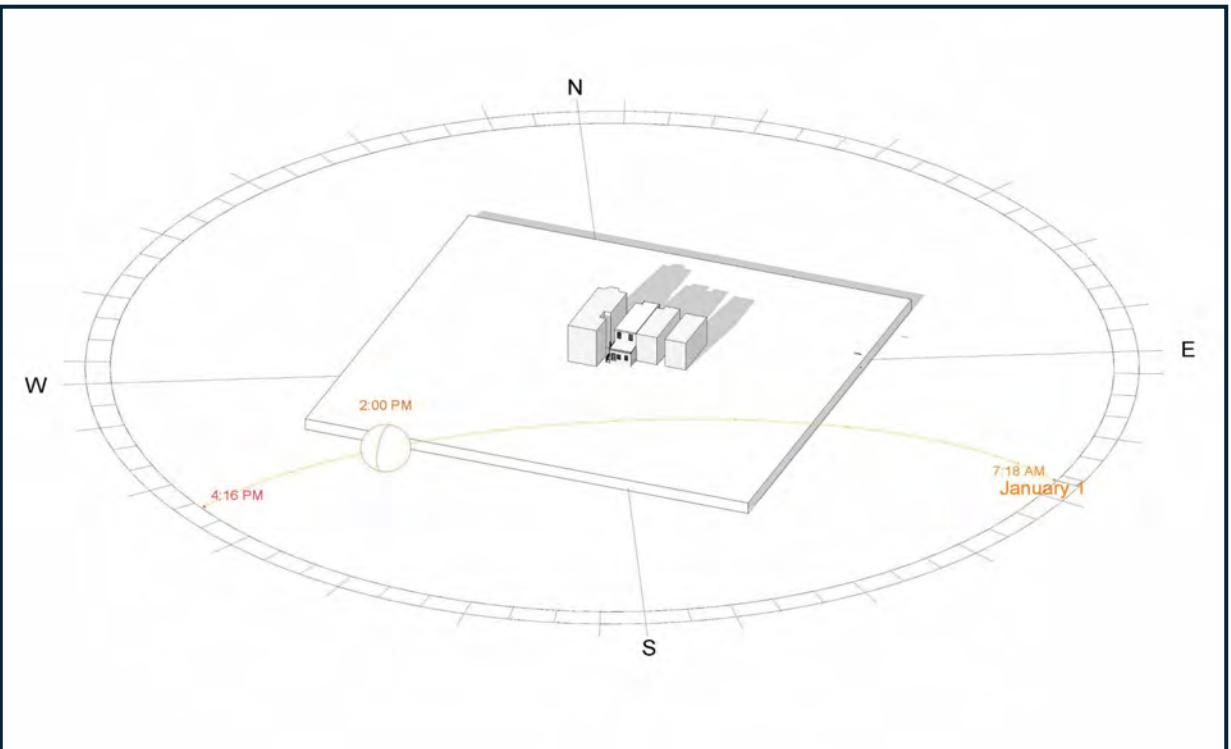


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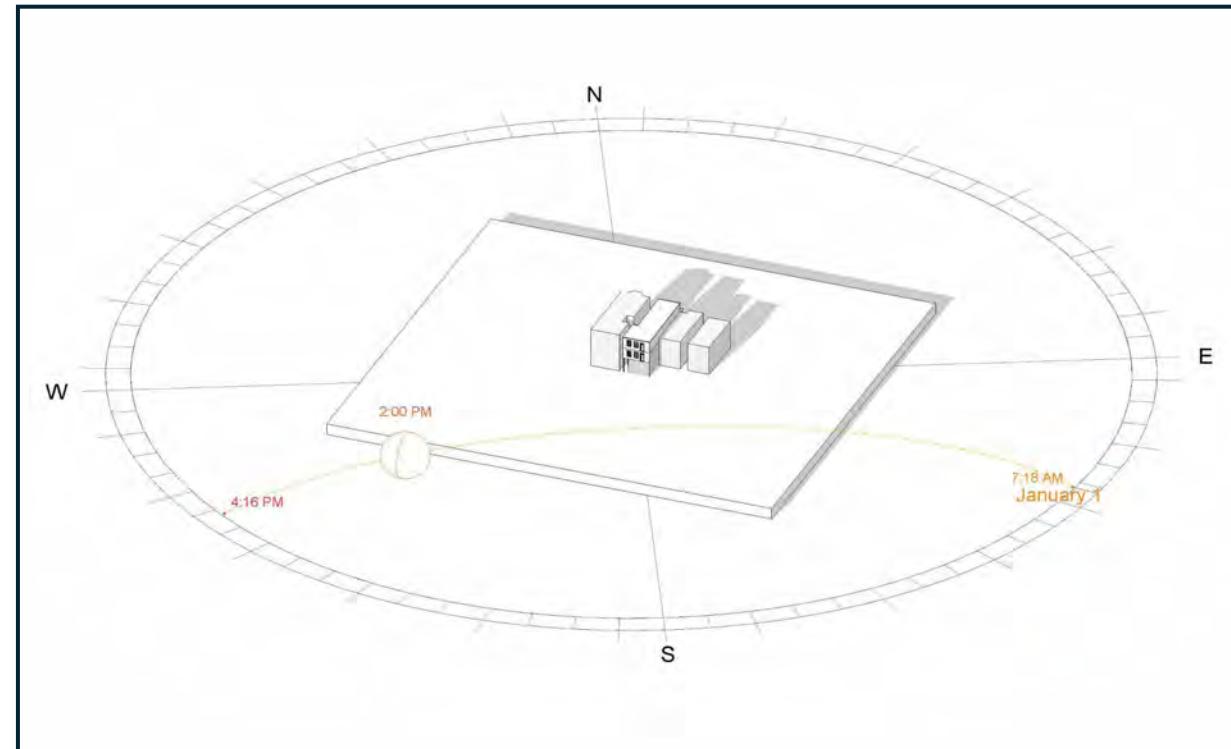


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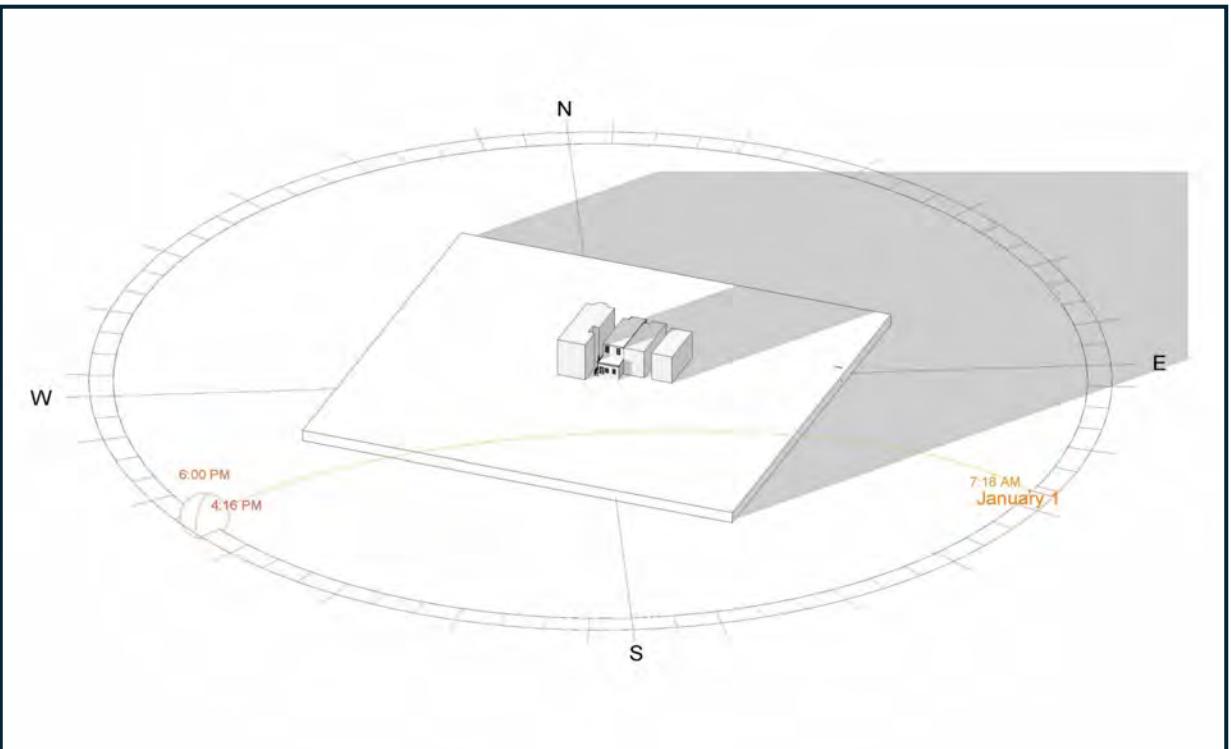


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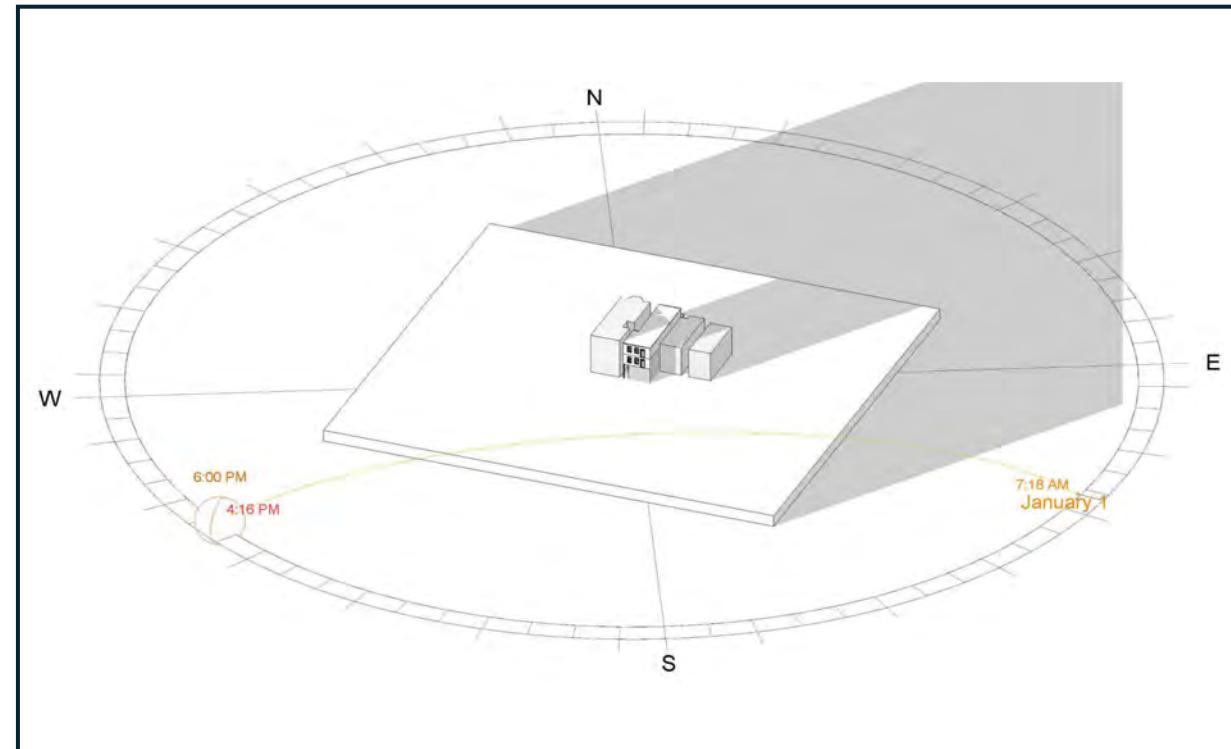


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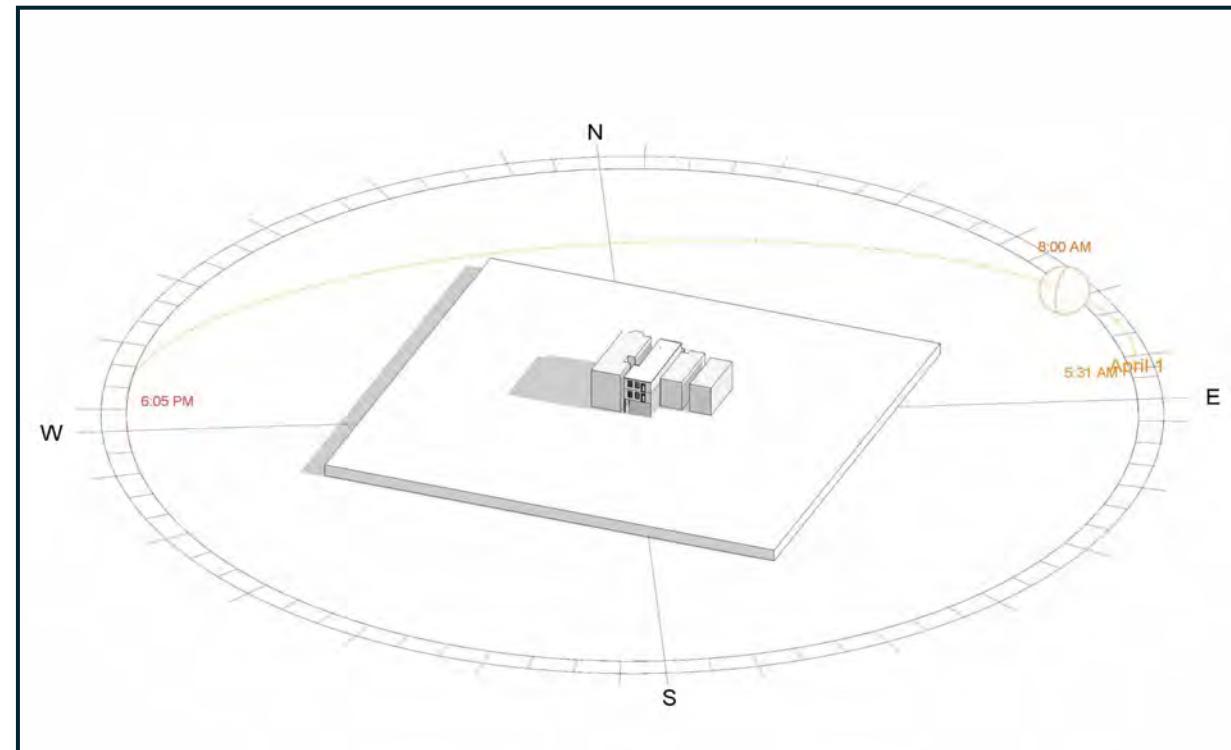
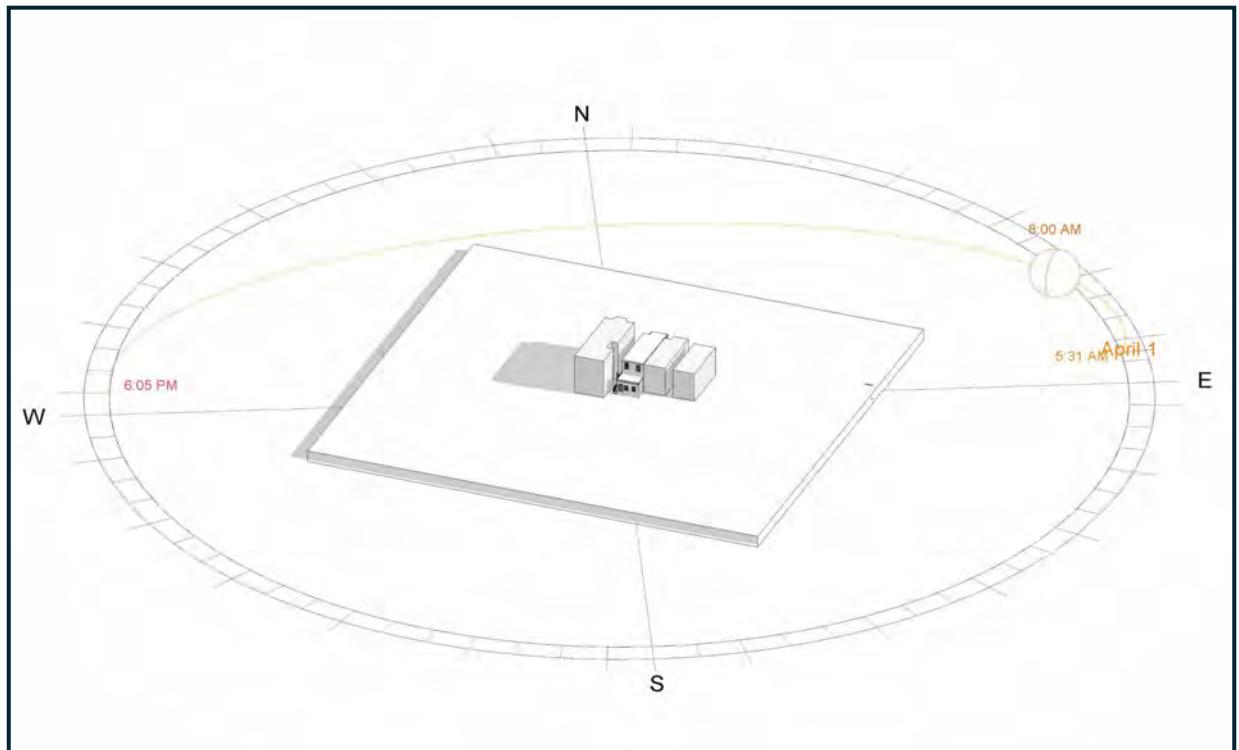
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APRIL 1 8AM

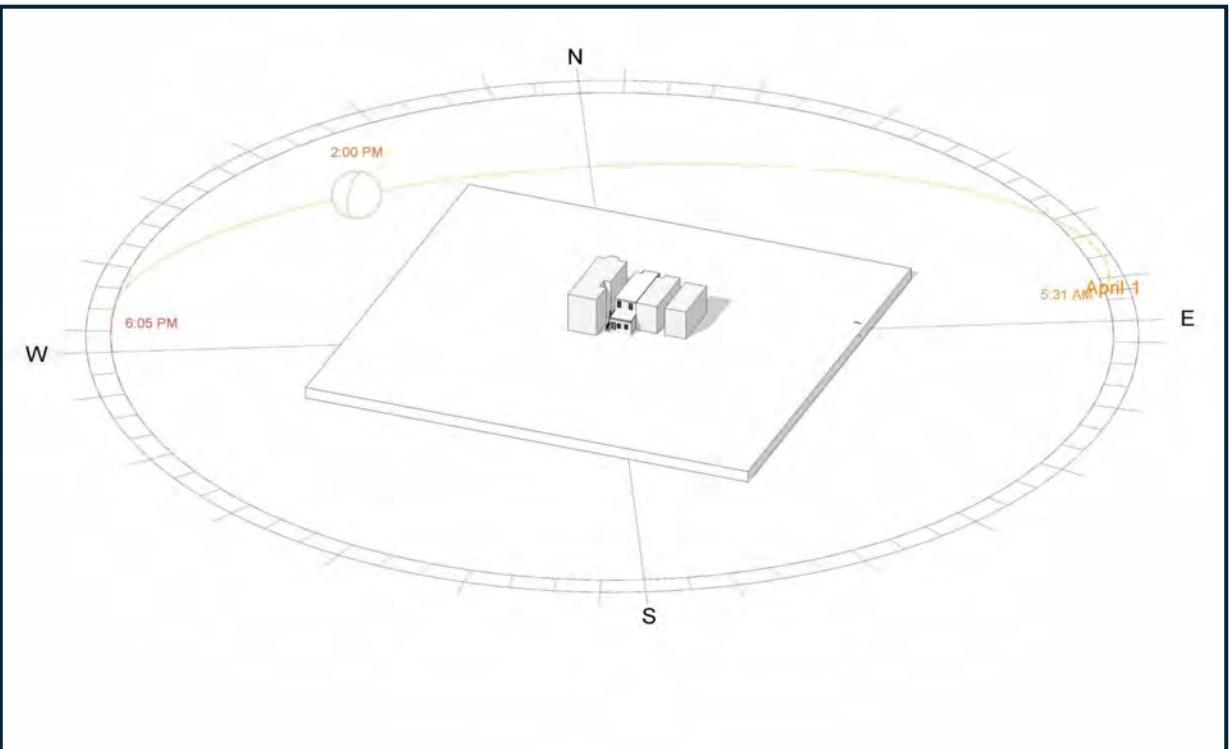
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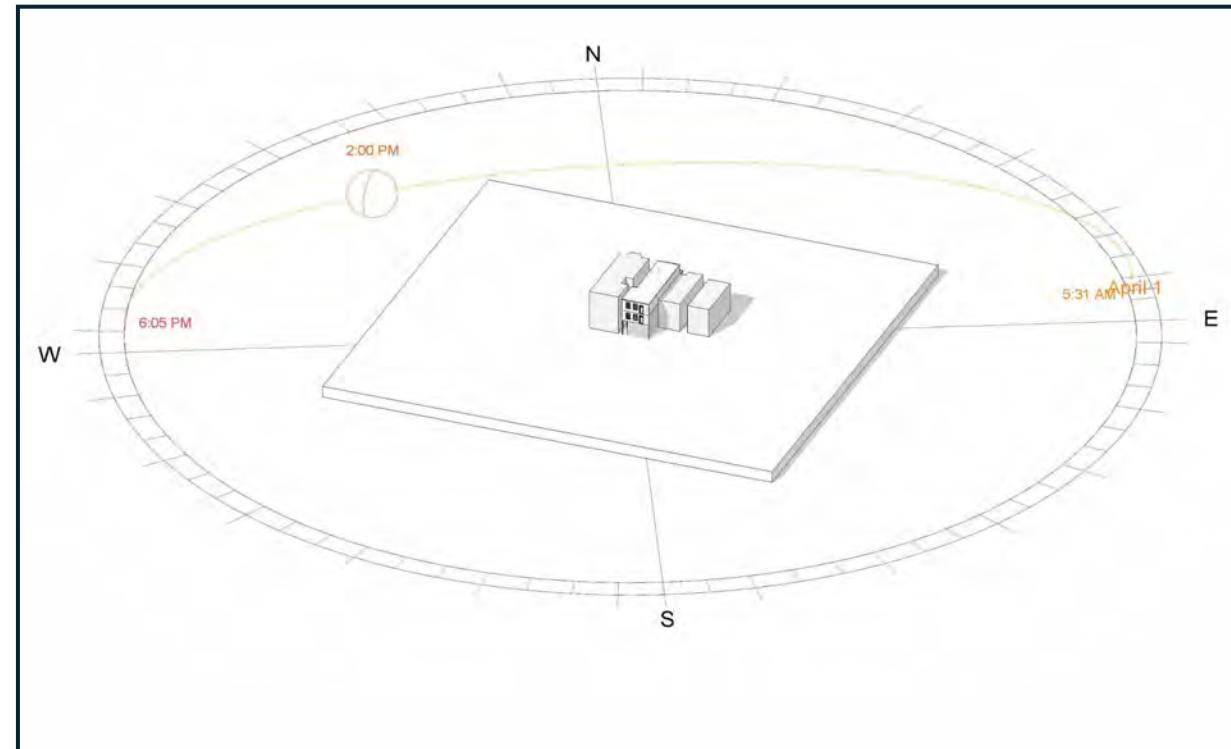


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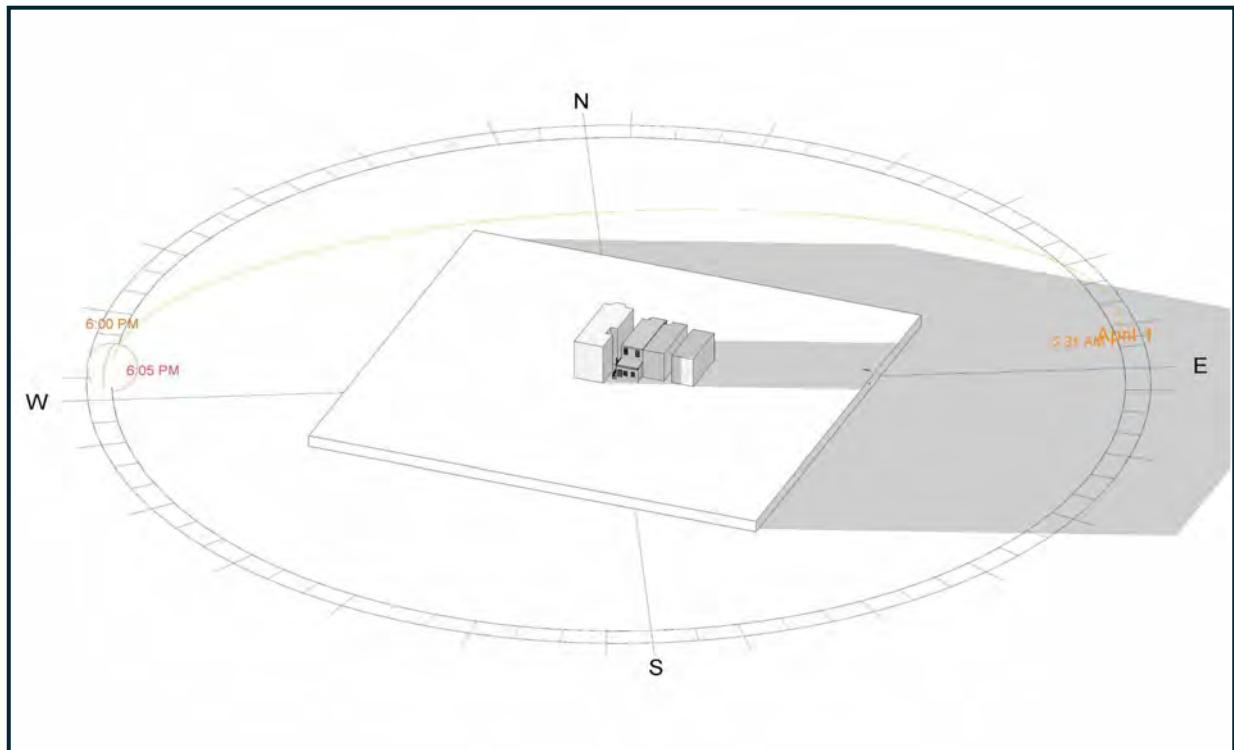


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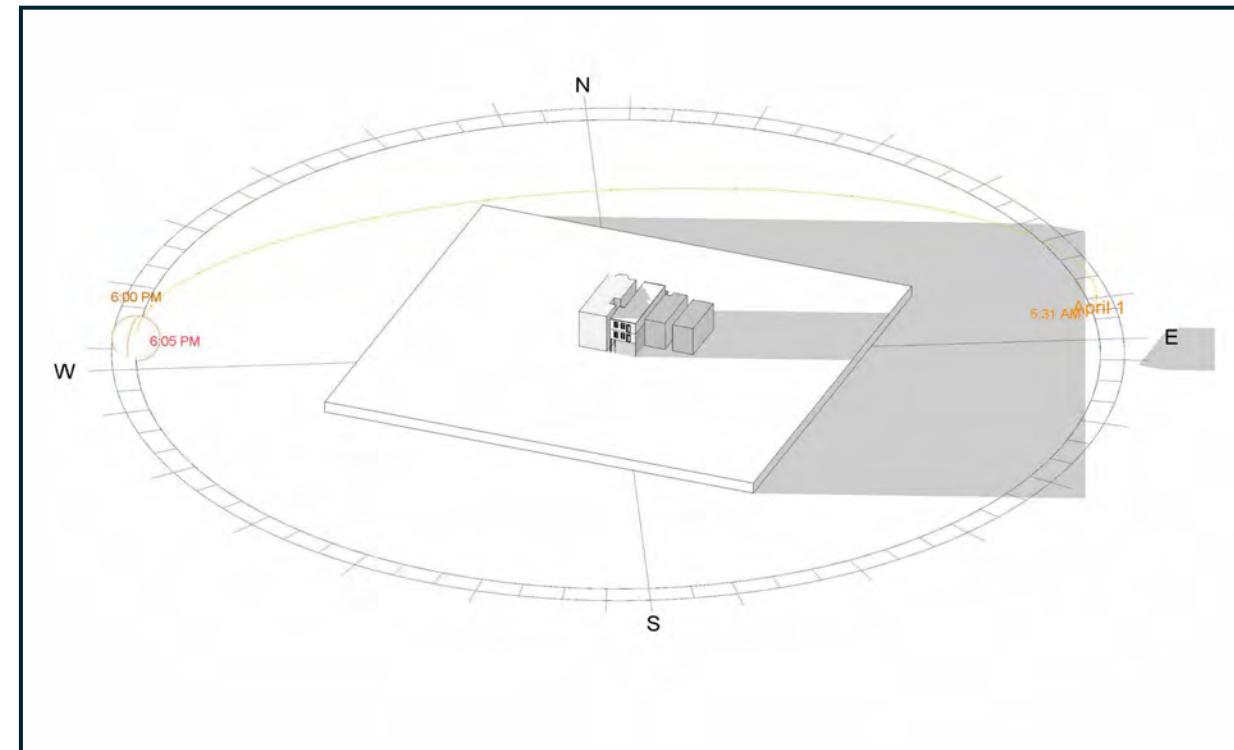


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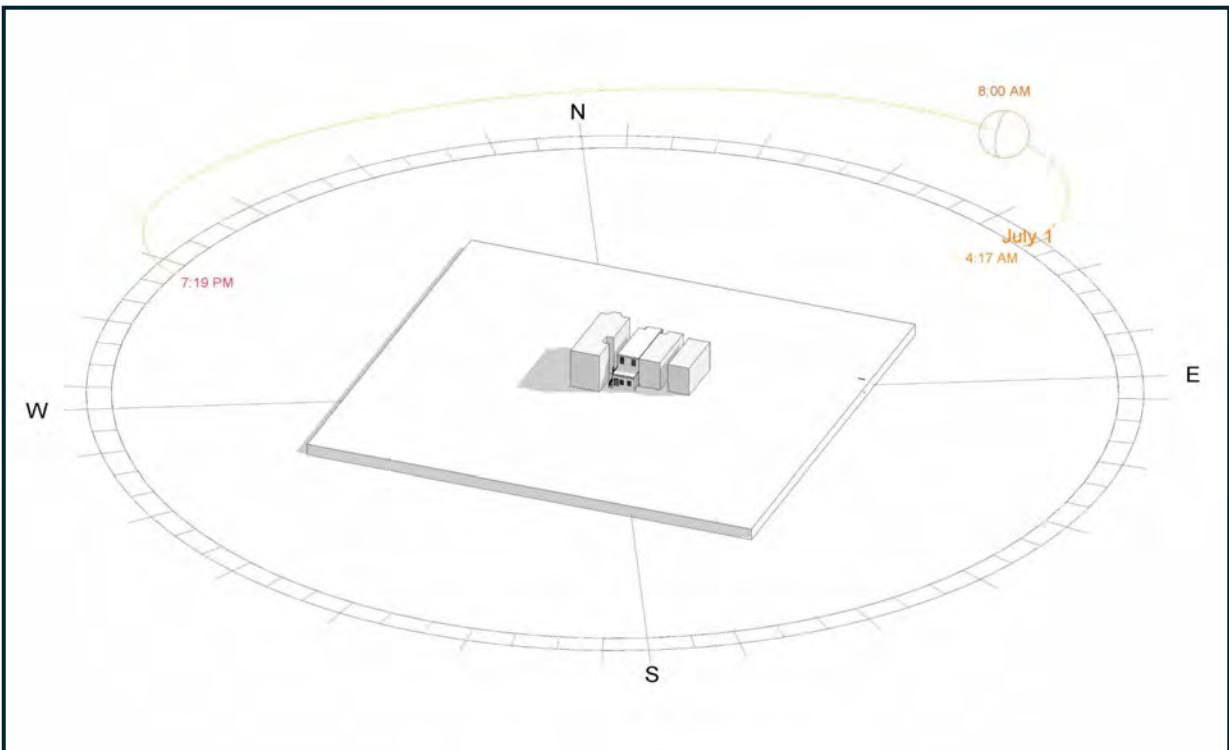


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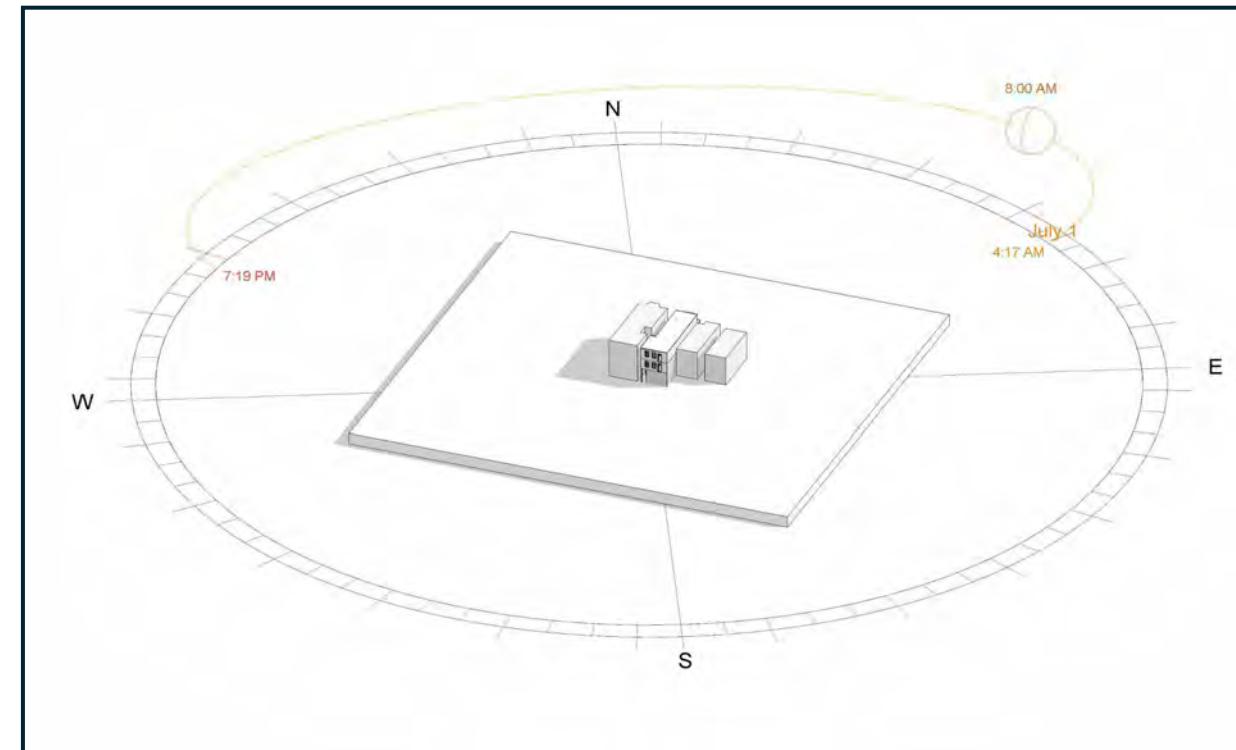


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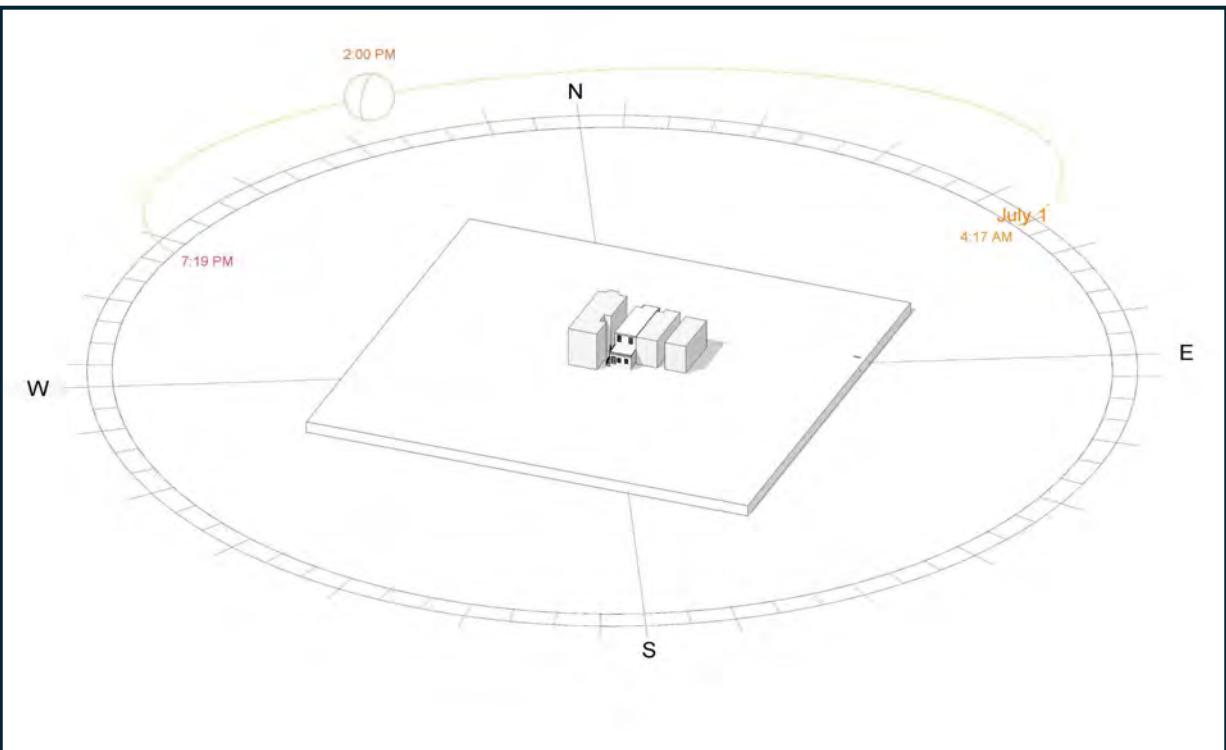


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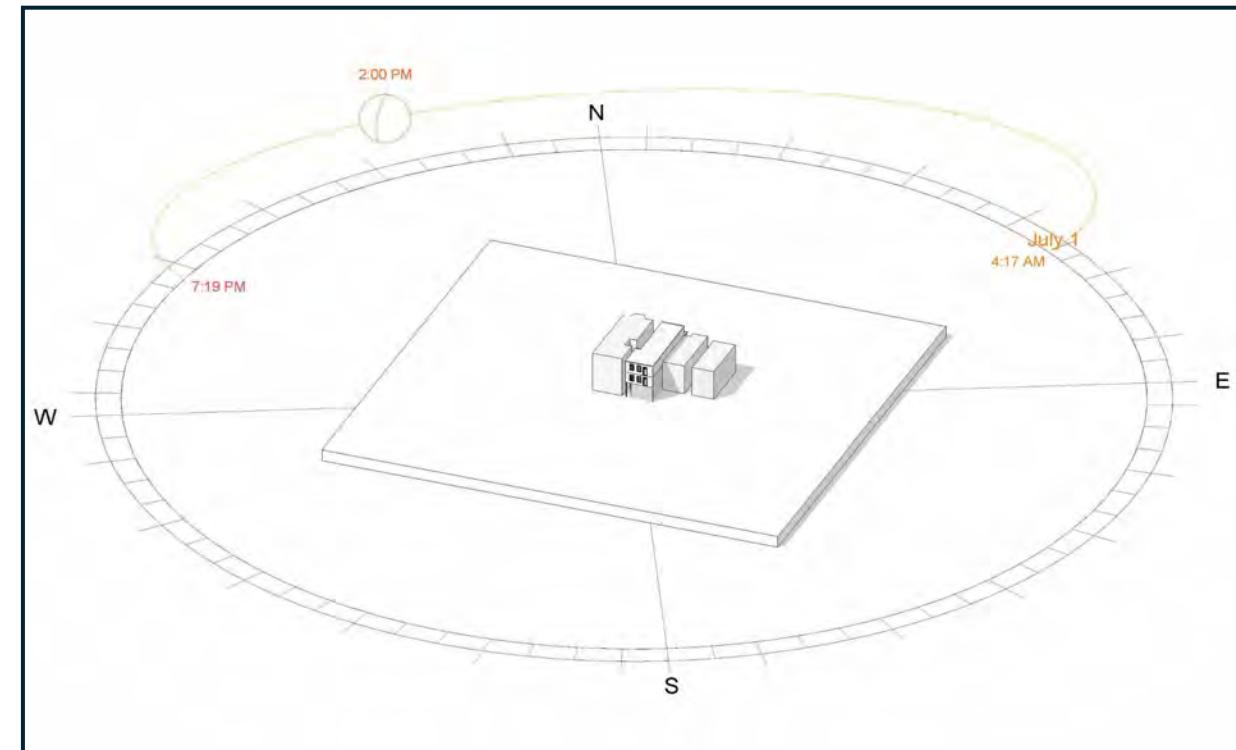


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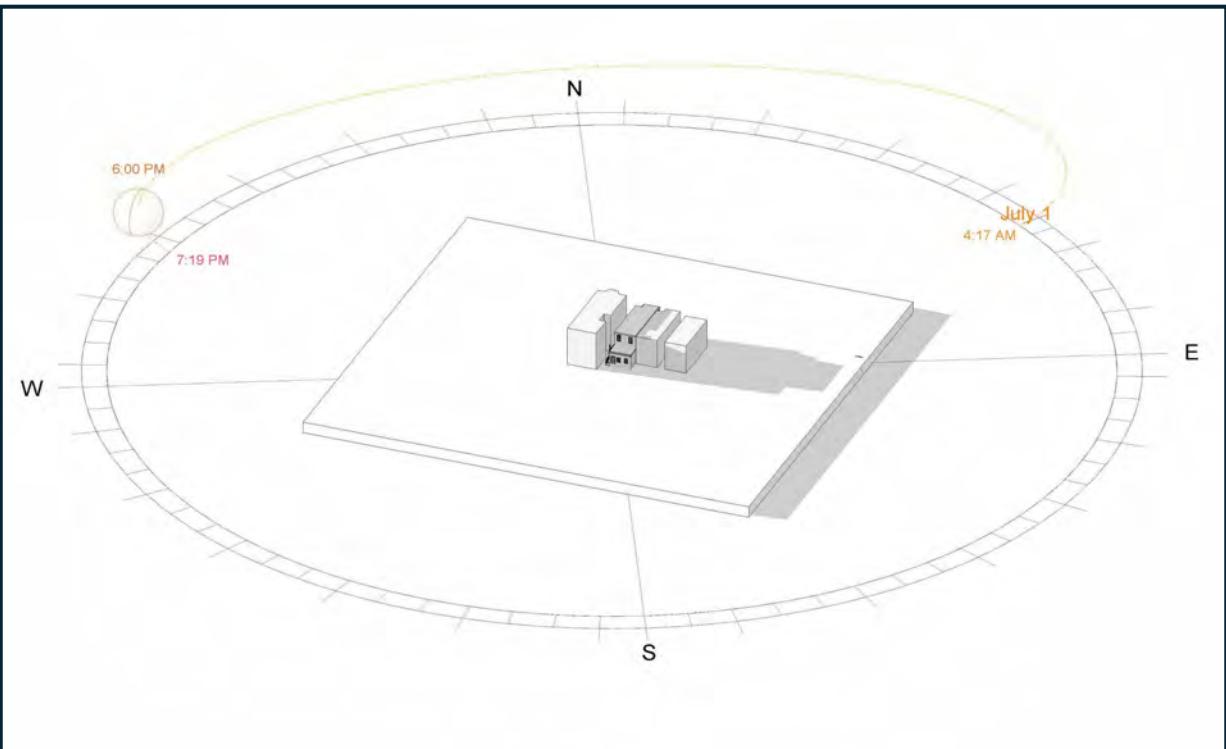


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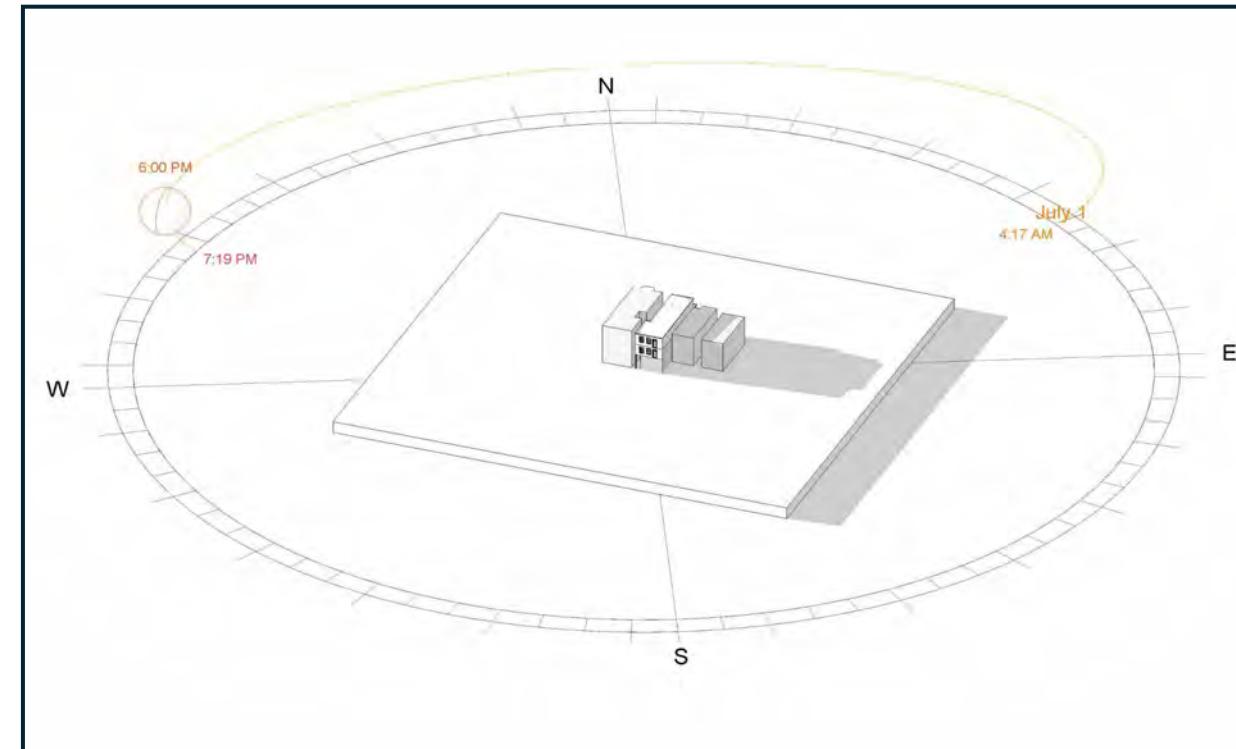


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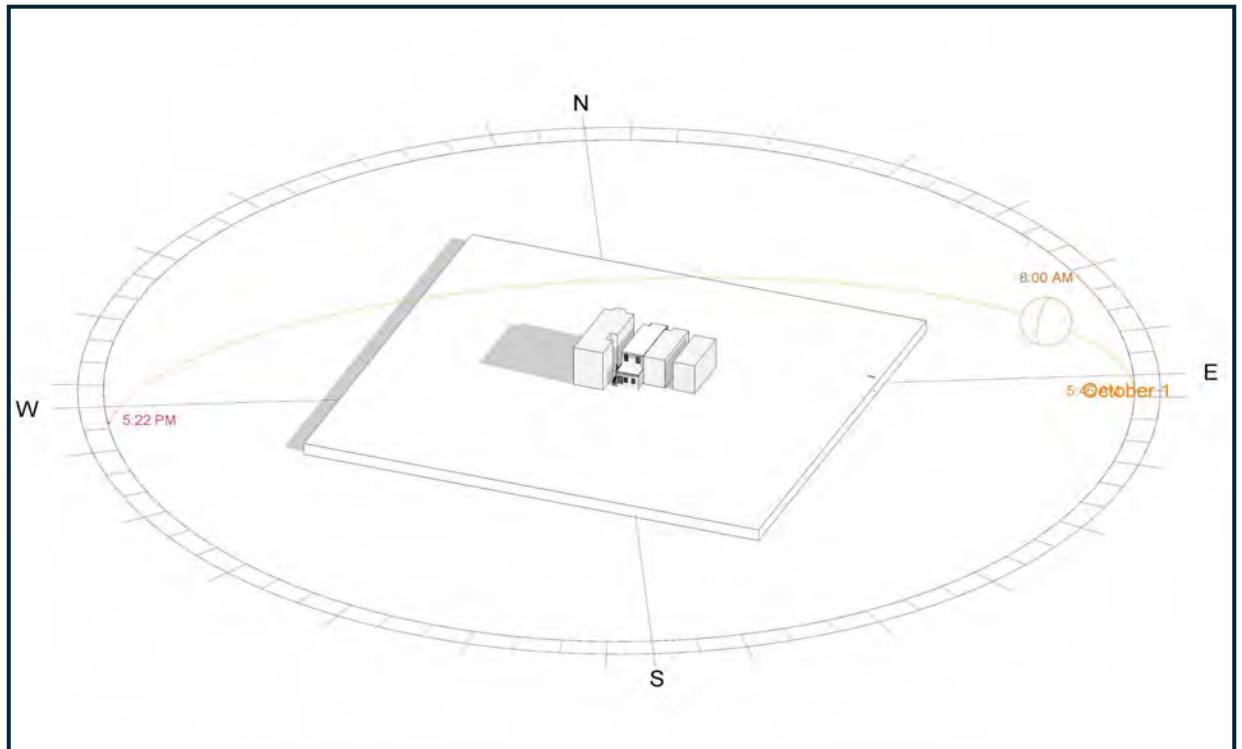


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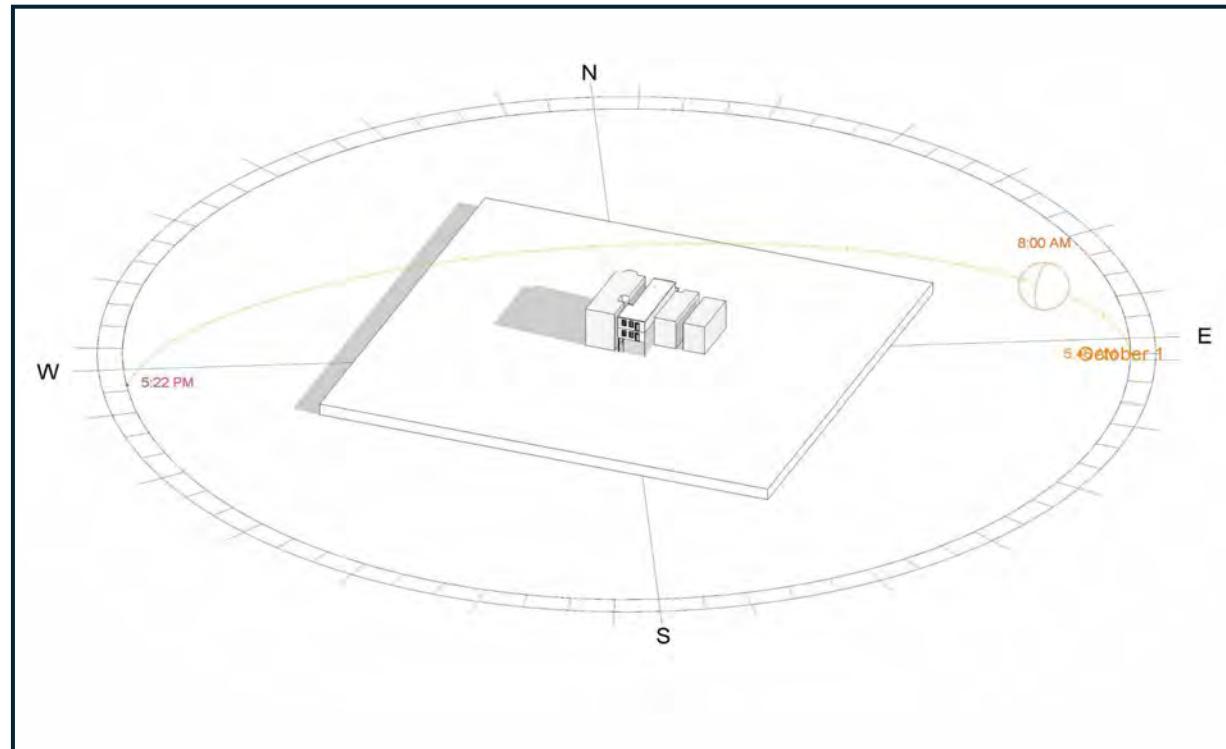


OCTOBER 1 8AM

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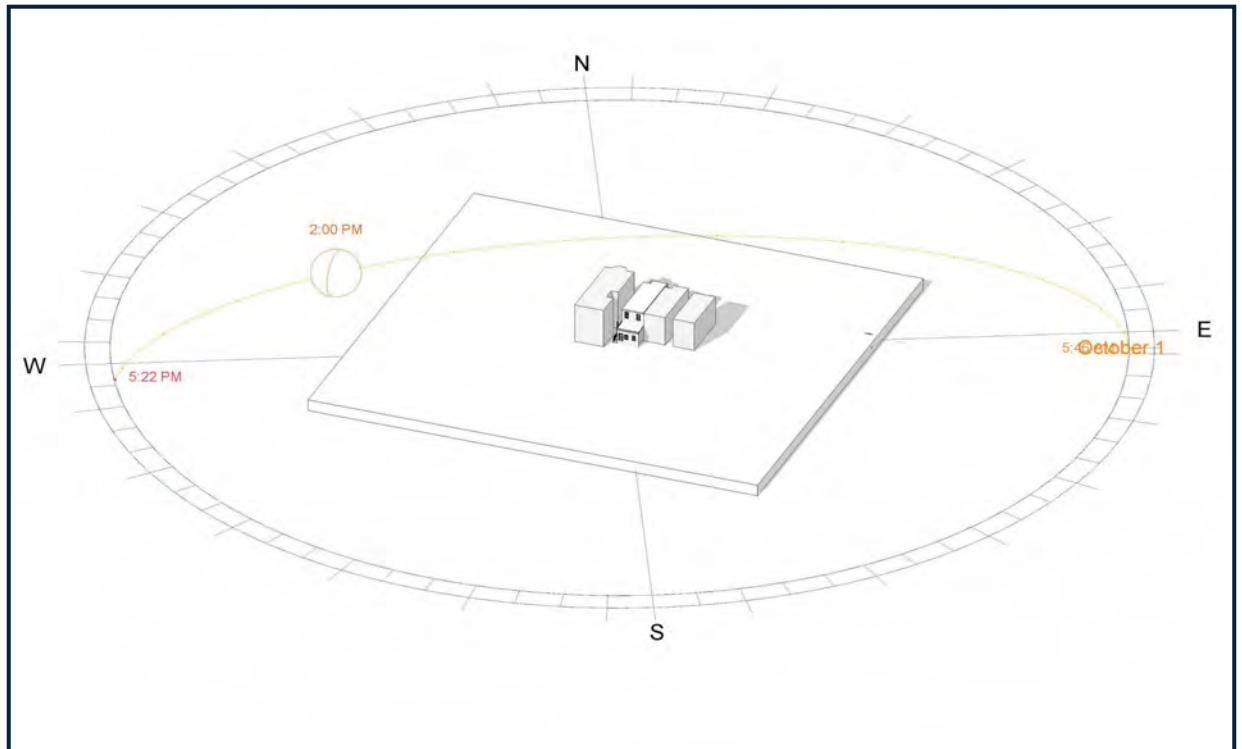


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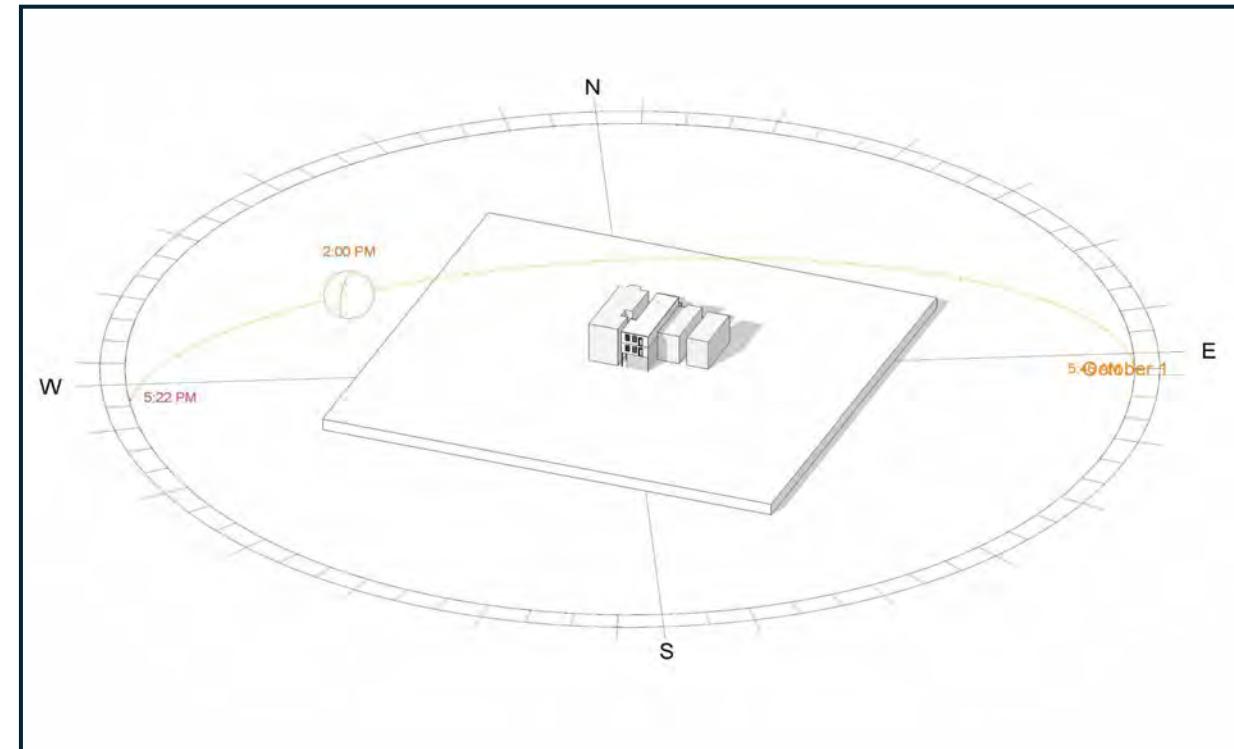


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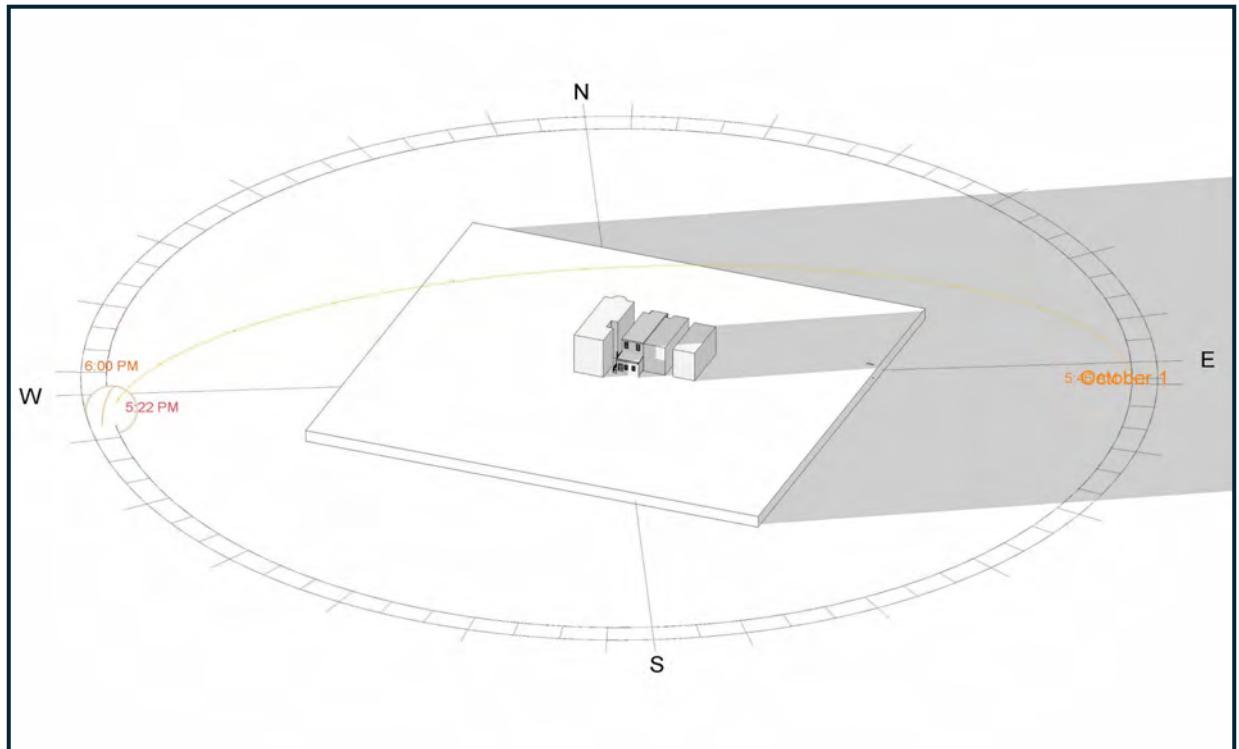


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OCTOBER 1 6PM

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