



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
4065	0814	RF-1	5D03

Address of Property: 1154 Morse Street, NE

ZONING INFORMATION

Relief from section(s): U-320.2, E-207.4

Type of Relief: Special Exception

**Brief description of proposed project:** Existing on the property is a two-story single family row dwelling, including a cellar and two above-ground levels. The Applicant is proposing improvements to the existing structure to include a rear addition, third floor addition, with a stairway penthouse to a roof-top deck, and a rear accessory structure. The Applicant is proposing converting the building to three (3) principal dwelling units. The new accessory structure/building will not be a separate dwelling unit and will only be used for incidental purposes to the use of the principal units of the primary/principal building. The rear addition will extend 16’ past the adjacent rear wall to the east and west. Other than the 10’ rule, the proposed addition and accessory structure meet all development standards for a RF-1 zone district.

**Present use of Property:** The subject property’s existing use is a single-family row-dwelling.

**Proposed use of Property:** The proposed use will be a three (3) unit condominium building.

CONTACT INFORMATION

Owner Information

**Name:** 327 UPSHUR LLC  
**E-mail:** riteshmatta@gmail.com  
**Address:** 41649 White Yarrow Court Ashburn  
**Phone No.s:** 9174951074  
**Phone No. Alternate:**

Authorized Agent Information

**Name:** Gregory Kearley  
**E-mail:** gkearley@inscapestudio.com  
**Address:** 926 N Street NW Rear Washington, DC 20001  
**Phone No.s:** (202) 288-4081  
**Phone No. Alternate:**

WAIVERS

- **Solar:**
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	2	\$3120
Grand Total			3120

SIGNATURE

Date

Gregory Kearley

10/3/2024

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21220  
EXHIBIT NO.1B

