



# 1154 MORSE STREET NE

24 SEP 2024 | Schematic Design

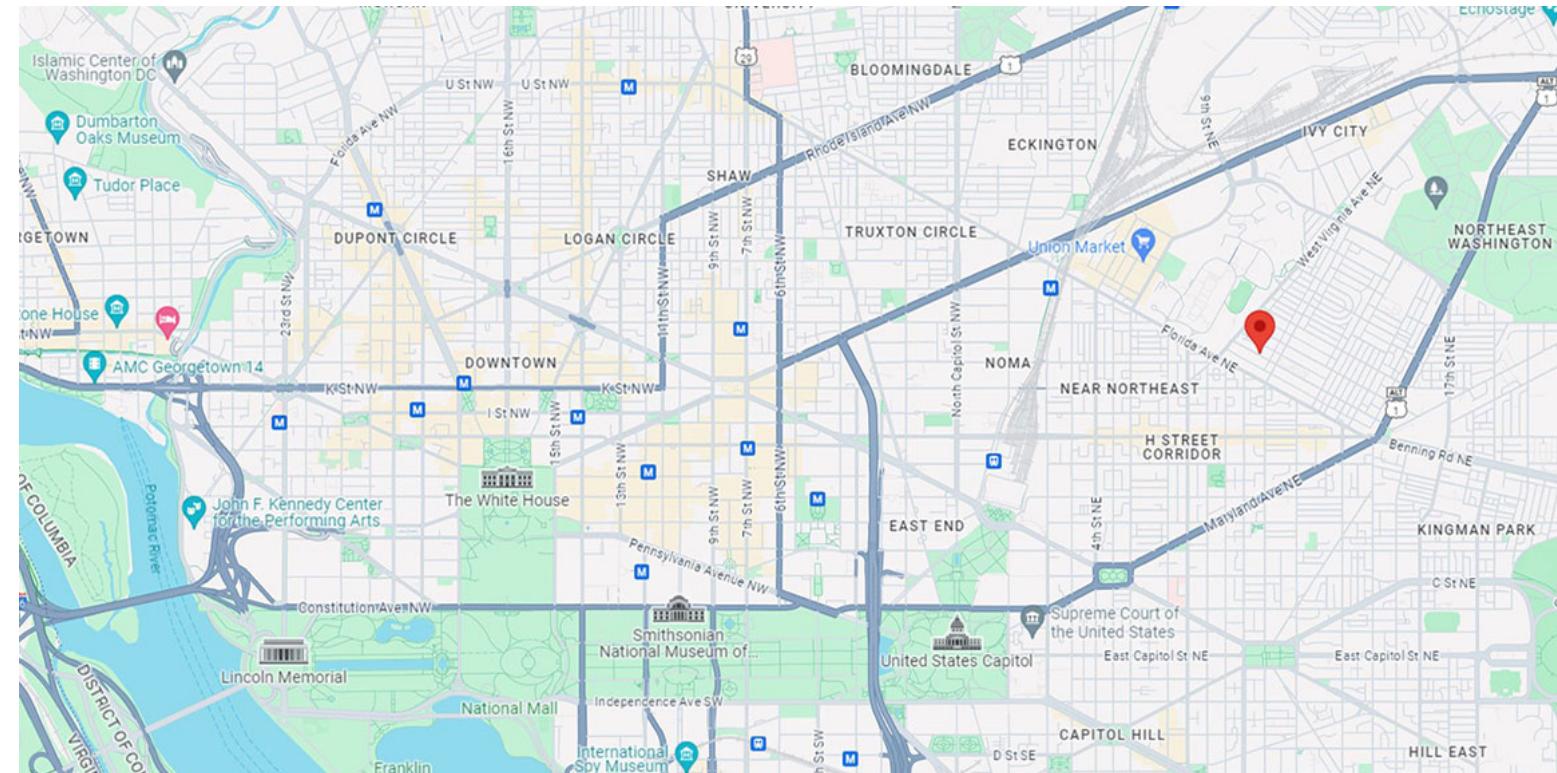
**OWNER:**  
LONGBRIDGE FINANCIAL LLC, and  
WILMINGTON SAVINGS FUND SOCIETY FSB  
3900 CAPITAL CITY BLVD  
LANCING, MI 48906

**ARCHITECT:**  
INSCAPE STUDIO  
926 N STREET, NW REAR  
WASHINGTON, DC 20001

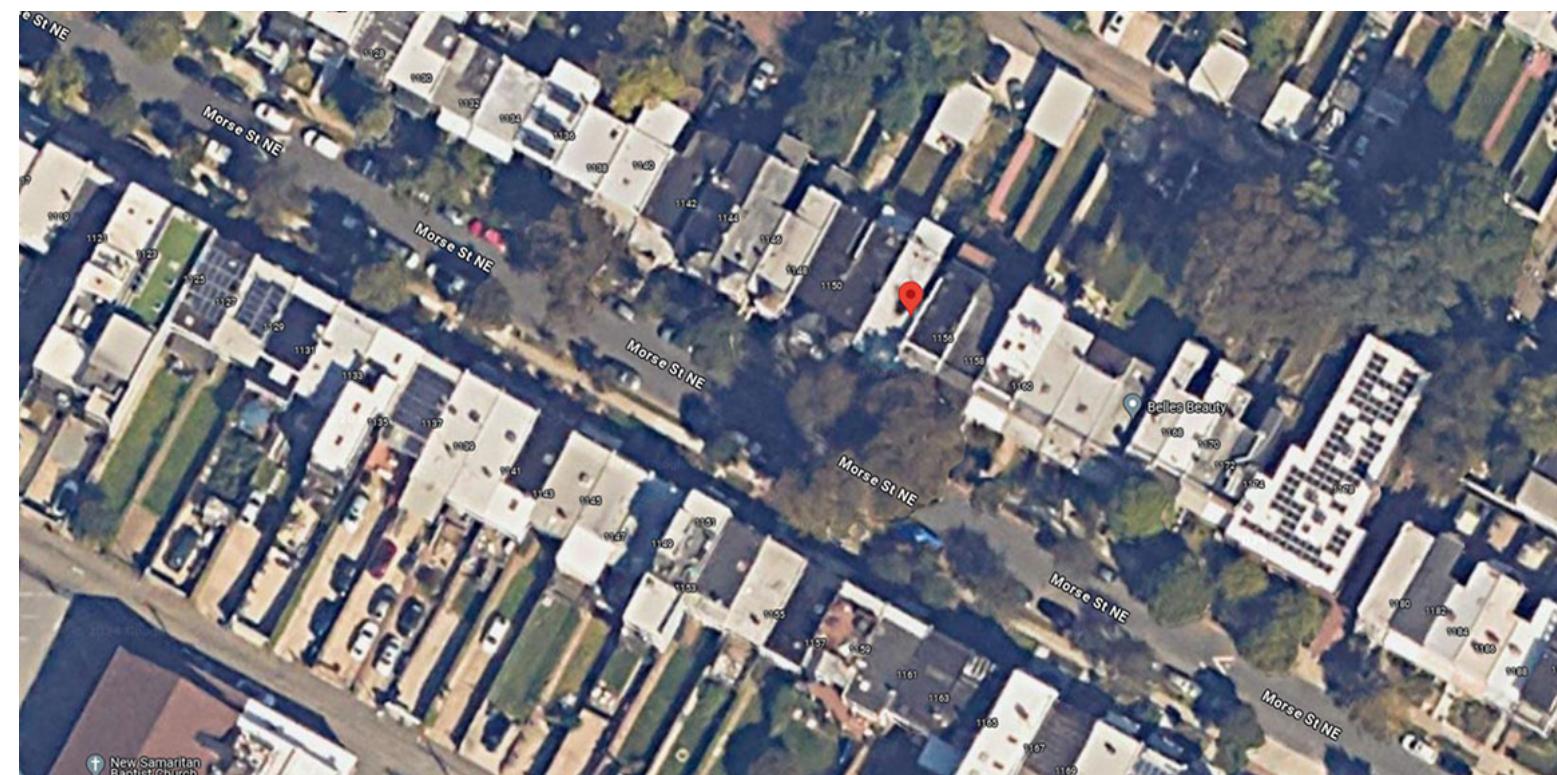
**ADDRESS:**  
1154 MORSE STREET, NE  
WASHINGTON, DC 20002

**LOT:**  
0814  
**SQUARE:**  
4605  
**WARD:**  
5

**LOT AREA:** 2,878 SF  
**EXISTING LOT OCCUPANCY:** 990.07 SF (34.40%)



Site Location



Aerial Image

## 1154 MORSE STREET NE

24 SEP 2024 | Schematic Design

## Project Information

| P01

## 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:**  $20 \times 15 = 300 \text{ SF}$  ( $X 30\% = 90 \text{ SF}$ )  
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 CONSUMER 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.



PHOTO OF FRONT ELEVATION FROM MORSE STREET



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

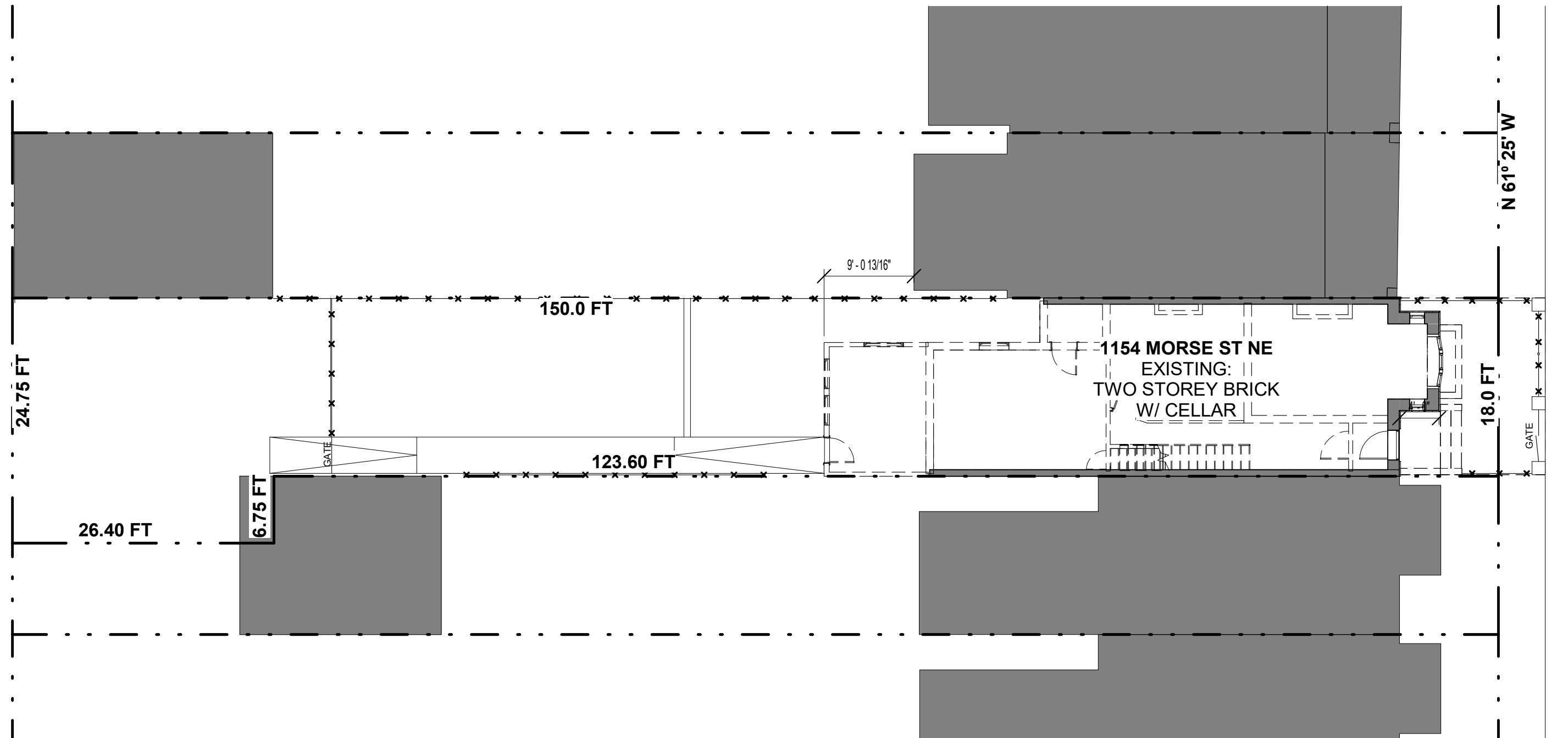
## 1154 MORSE STREET NE

24 SEP 2024 | Schematic Design

Existing Condition - Photos

| P03

PUBLIC ALLEY



**EXISTING SITE PLAN**

**EXISTING LOT OCCUPANCY:**

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

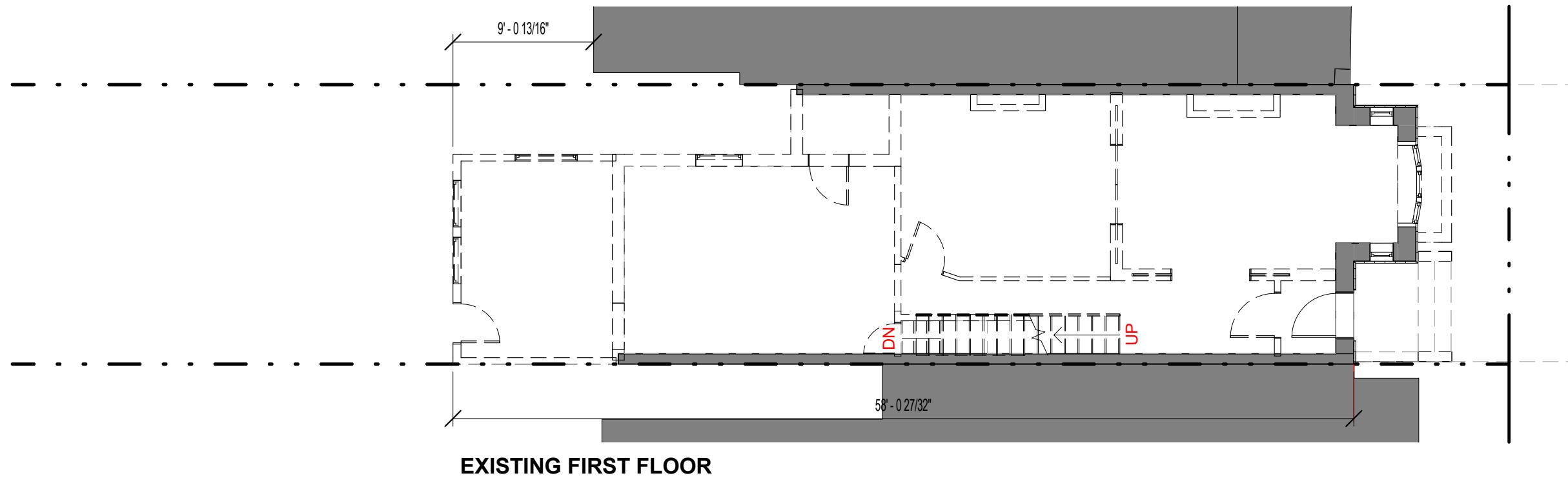


**1154 MORSE STREET NE**

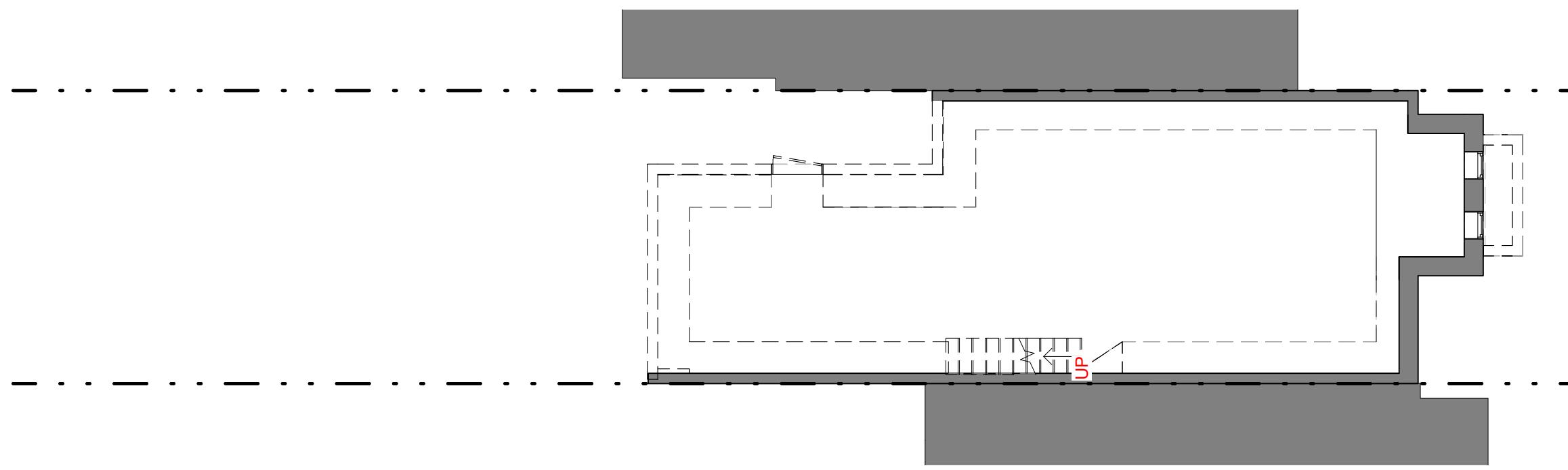
24 SEP 2024 | Schematic Design

Existing Site Plan

3/32" = 1'-0" | P04

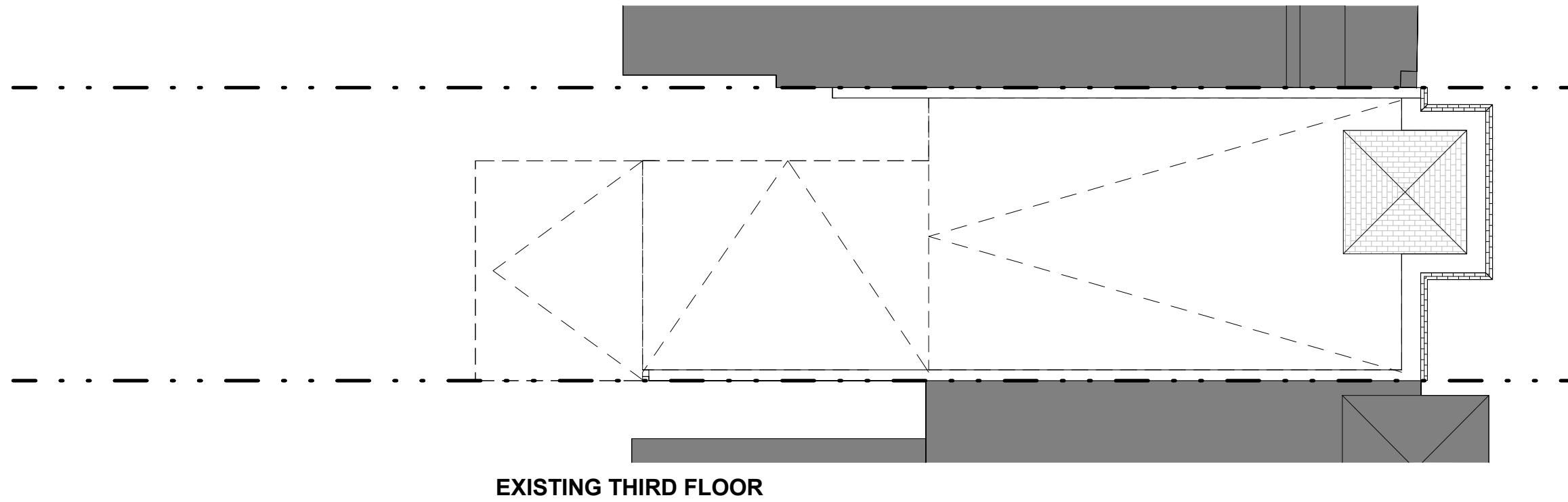


EXISTING FIRST FLOOR

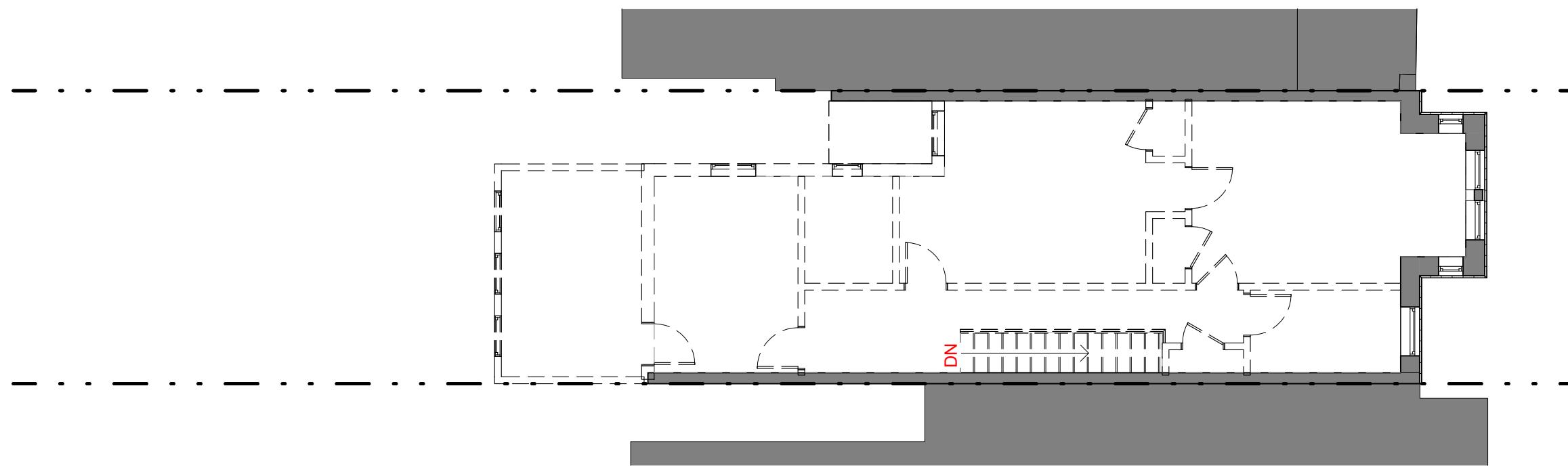


EXISTING CELLAR



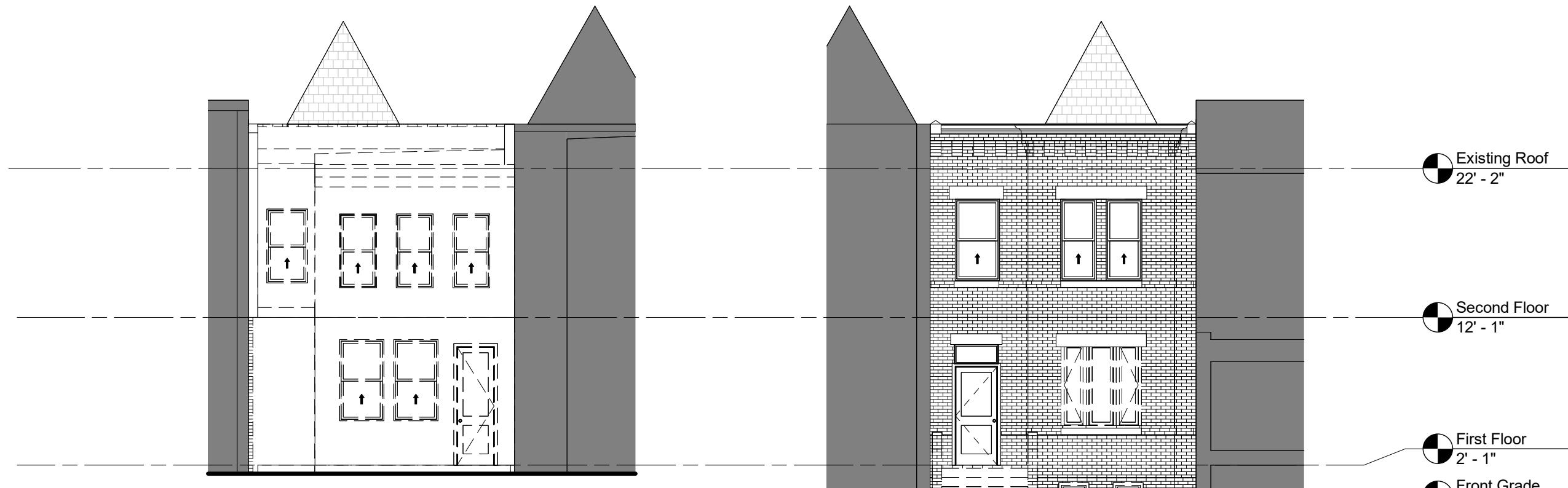


## EXISTING THIRD FLOOR



## **EXISTING SECOND FLOOR**



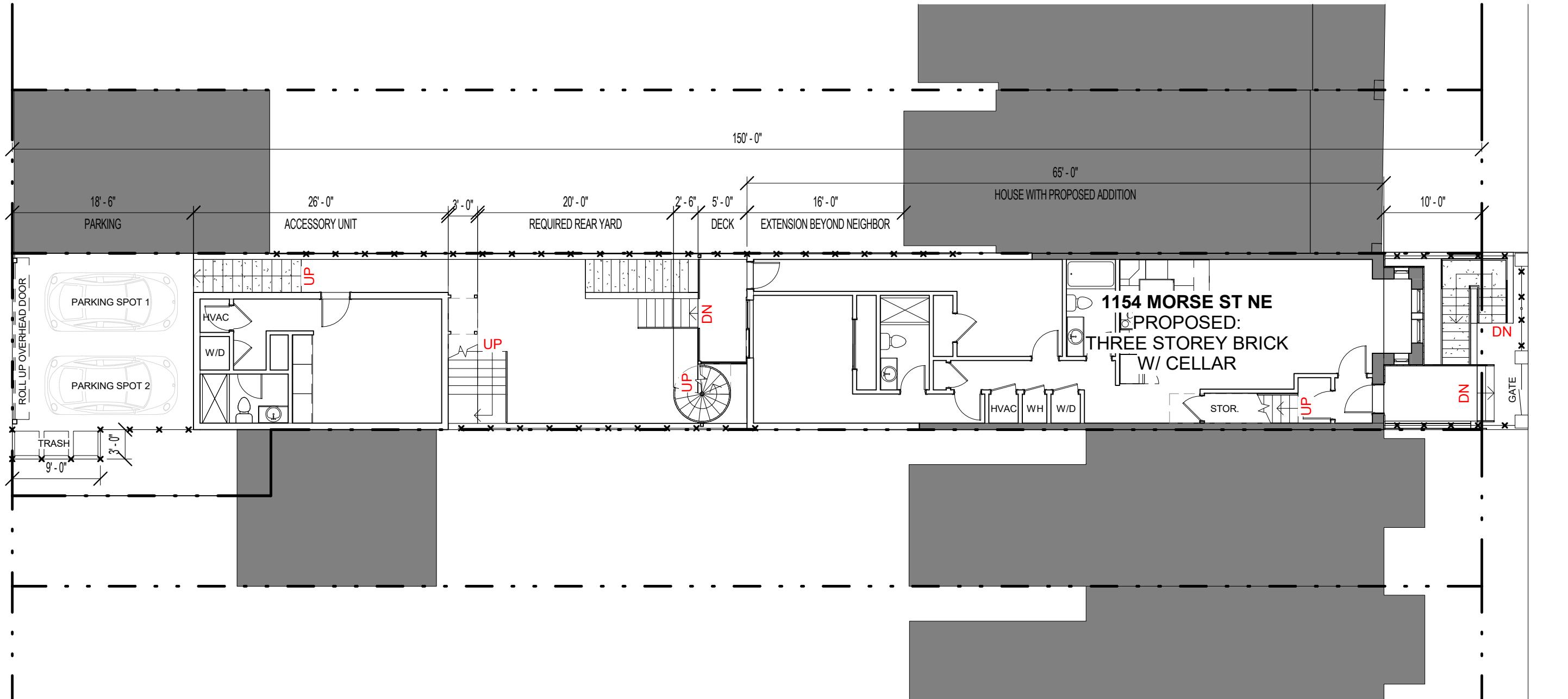


2

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

1

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

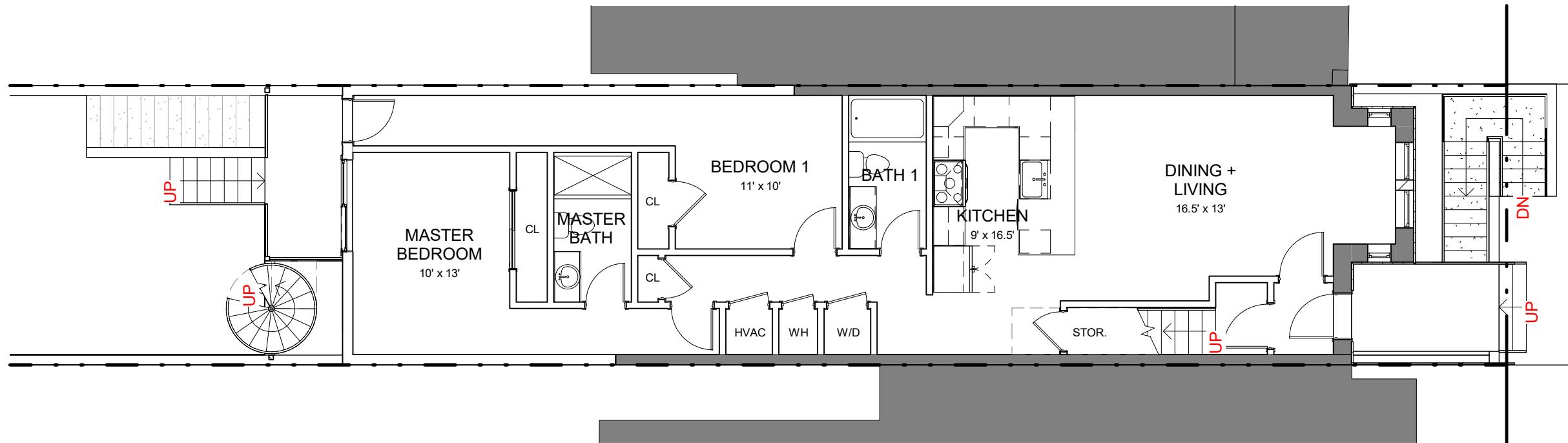


## PROPOSED SITE PLAN

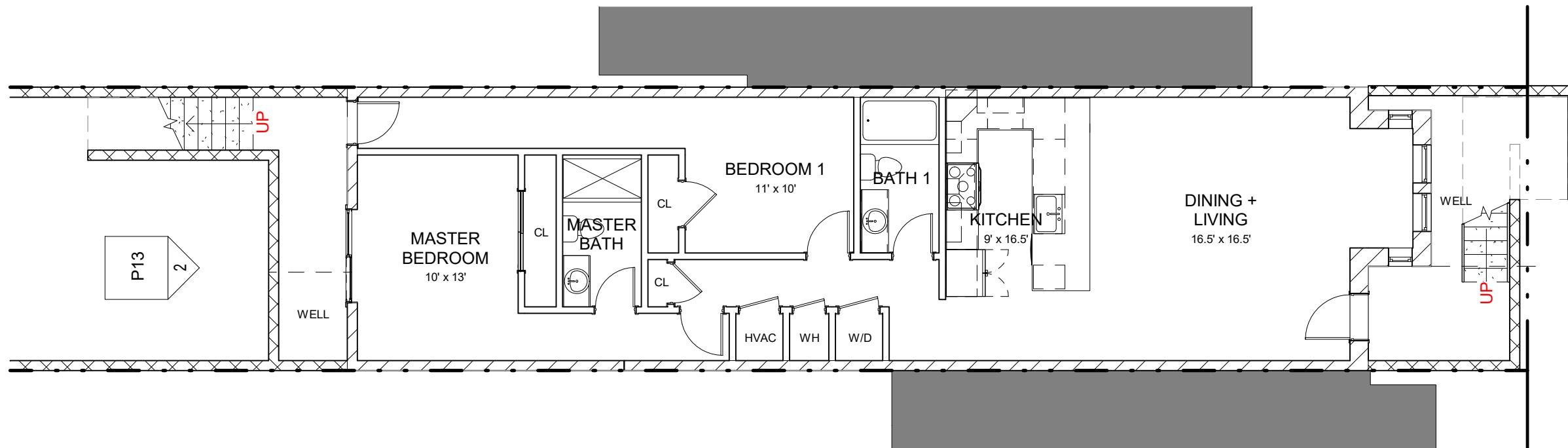
## PROPOSED LOT OCCUPANCY:

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

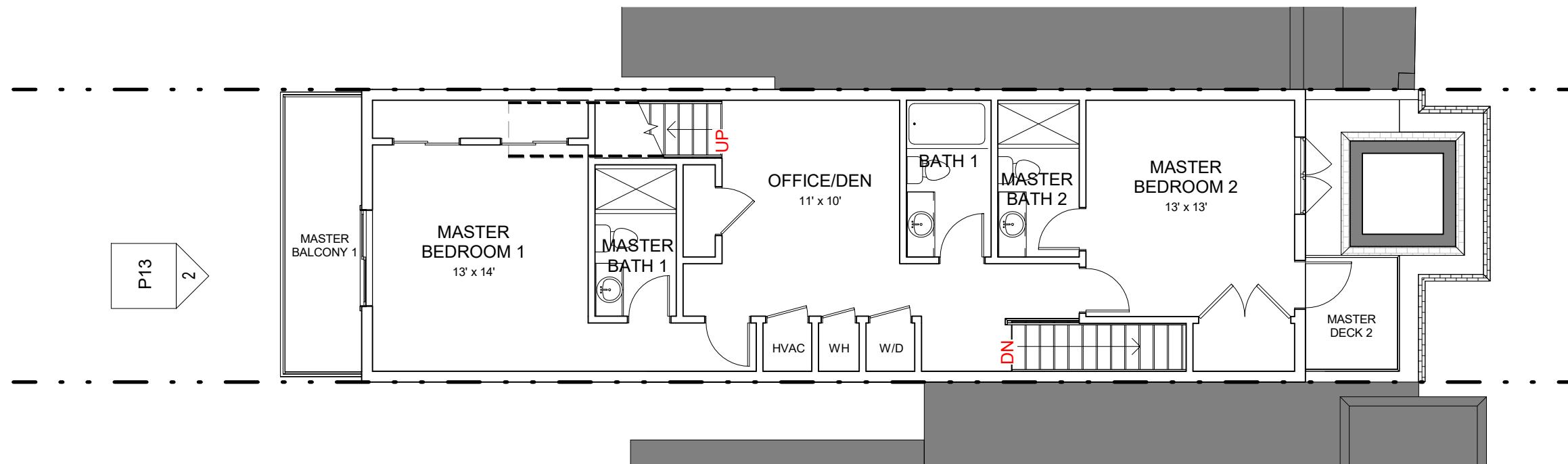




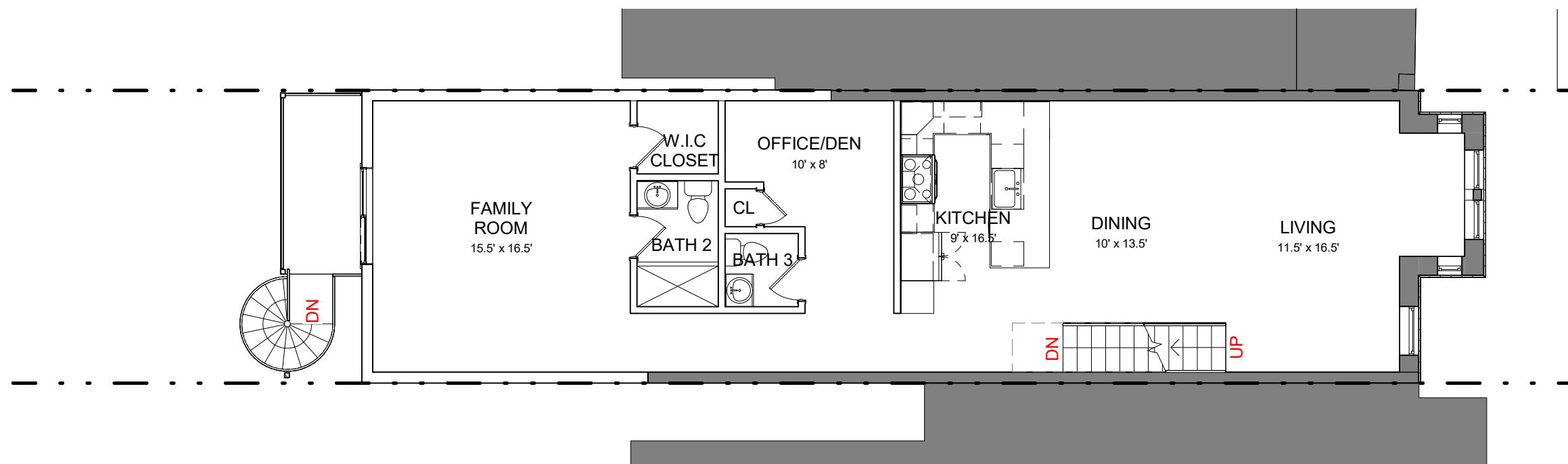
PROPOSED FIRST FLOOR



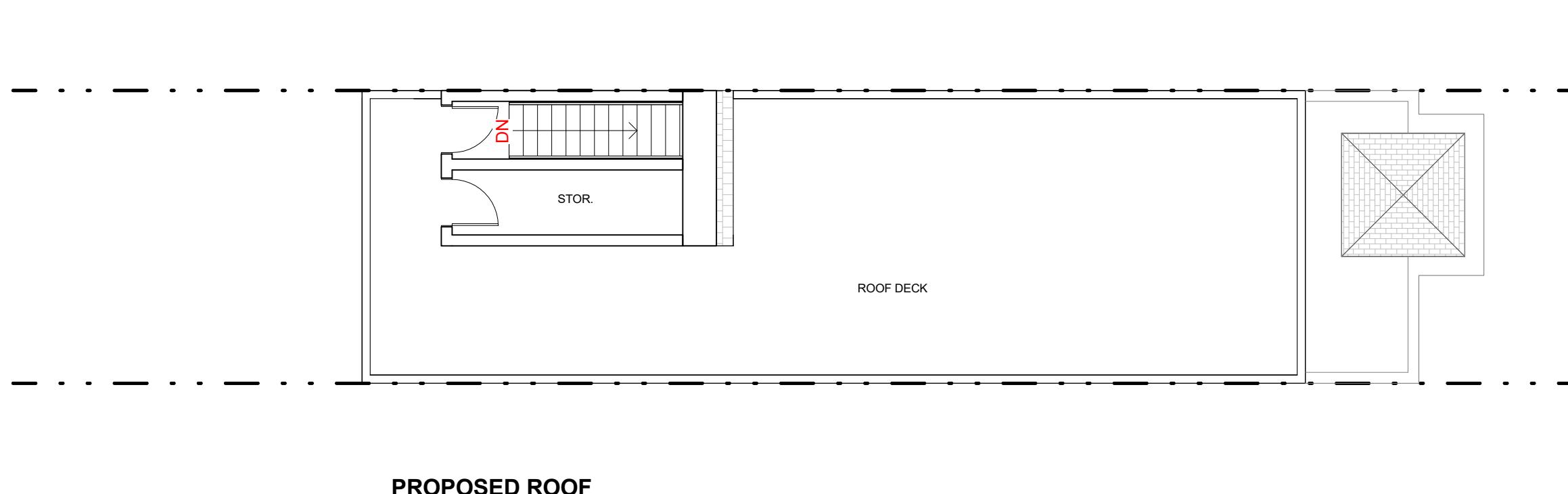
PROPOSED CELLAR



PROPOSED THIRD FLOOR

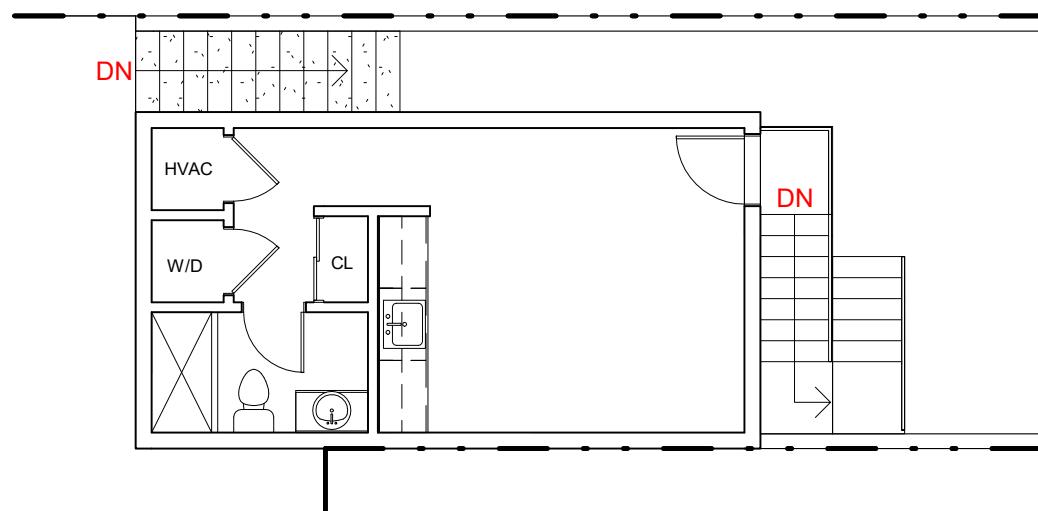


PROPOSED SECOND FLOOR

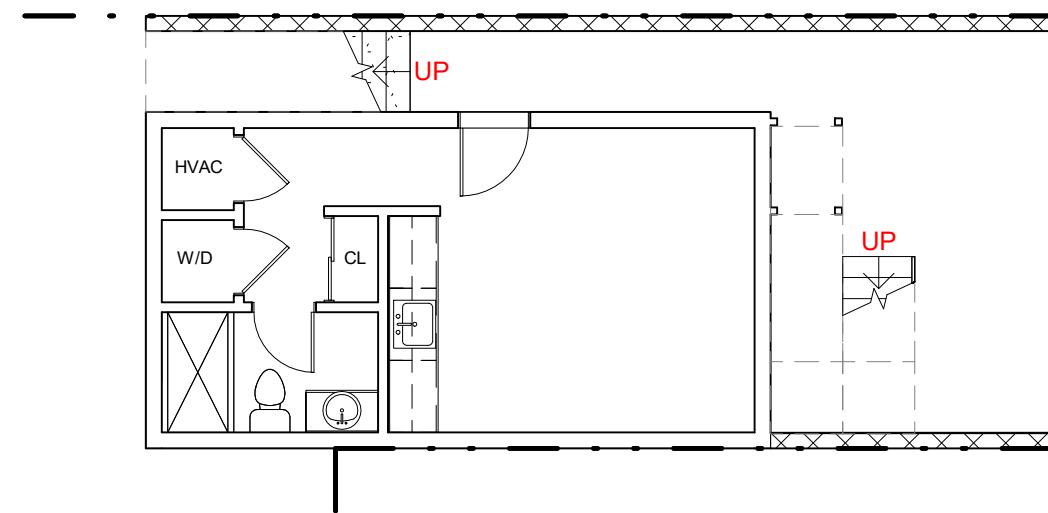


PROPOSED ROOF





PROPOSED SECOND FLOOR



PROPOSED FIRST FLOOR





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

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