

# Government of the District of Columbia


## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin  
Neighborhood Planning Manager 

**DATE:** October 25, 2019

**SUBJECT:** BZA Case No. 20143 -1117 Morse Street NE

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#### APPLICATION

Grand Realty LLC (the "Applicant"), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests for special exceptions under the under the residential conversion requirements of Subtitle U § 320.2, pursuant to Subtitle § U § 301.1 (e) from the use requirements of Subtitle U § 301.1 (c)(1) and pursuant to Subtitle E § 5201 from the lot occupancy requirements of Subtitle E § 5003.1, to convert the existing detached principal dwelling into two principal dwelling units and to construct a second-story addition to an existing accessory structure to be used as a third principal dwelling unit. The Applicant is required to provide two (2) vehicle parking spaces and will be meeting this requirement in providing two (2) parking spaces accessed from the rear public alley. The site is located in the RF-1 Zone at 1117 Morse Street NE (Square 4070, Lot 136).

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District's transportation network. DDOT has no objection to the approval of this application.

#### PUBLIC SPACE

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to this application should not be viewed as an approval of public space design. If any portion of this or future projects at the property propose elements within District owned public space, the Applicant is required to pursue a public space permit through DDOT's permitting process. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

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DDOT expects the adjacent public space to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the DCMR, and the most recent version of DDOT's Design and Engineering Manual, and DDOT's Public Realm Design Manual for public space regulations and design guidance.

AC:cl