

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, Development Review Specialist
JL Joel Lawson, Associate Director Development Review
DATE: September 1, 2022
SUBJECT: BZA Case 20778, 739 Morton Street, N.W., for the addition of a third story and the conversion of the structure from a one-family semi-detached building to a three-story three-family semi-detached building

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Subtitle U § 320.2, Conversion of an Existing Residential Building to an Apartment House.

II. LOCATION AND SITE DESCRIPTION

Address	739 Morton Street, N.W.
Applicant	Latoya Nelson Kamdang
Legal Description	Square 2894, Lot 51
Ward, ANC	Ward 1, ANC 1A
Zone	RF-1
Lot Characteristics	Rectangular lot with rear alley access
Existing Development	Two-story plus basement semi-detached one-unit dwelling
Adjacent Properties	North: Across the public alley, a two-story multi-family building South: Across Morton Street, two-story row houses East: Two-story one-unit row building West: Three-story three-unit row building
Surrounding Neighborhood Character	Moderate-density residential
Proposed Development	Addition of a third story and the conversion of the existing structure from a one-family semi-detached building to a three-unit semi-detached apartment house

III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone: RF-1	Regulation	Existing	Proposed	Relief
Height E § 303	35-foot max.	32 feet, 2 inches	33 feet, 8 inches	None Required
Lot Width E § 301	18-foot min.	25 feet	25 feet	None Required
Lot Area E § 301	1,800 sq. ft. min.	3,563 sq. ft.	3,563 sq. ft.	None Required
Lot Occupancy E § 304	60% max.	30.8%	34.8%	None Required
Rear Yard E § 306	20-foot min.	74 feet, 10 inches	74 feet, 10 inches	None Required
Side Yard E § 207	5-foot min.	7 feet, 3 inches	7 feet, 3 inches	None Required
Parking C § 701	2 spaces	2 spaces	2 spaces	None Required

IV. OFFICE OF PLANNING ANALYSIS

i. Special Exception Relief from Subtitle U § 320.2, Special Exception Uses

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 under Subtitle U § 301.4 that increases the number of units, shall be permitted as a special exception in an RF zone if approved by the Board of Zoning Adjustment under 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;*

The building on the subject property proposed to be converted and expanded is in existence and was constructed in 1905.

- (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*

Not applicable. The application requests to convert the existing one-unit dwelling into a three-unit building.

- (c) *There shall be a minimum of nine hundred square feet (900 sq. ft.) of land area per each existing and new dwelling unit.*

At 3,563 square feet, the subject property would have 1,187.67 square feet per proposed unit, in excess of the minimum 900 square feet required.

ii. Is the special exception in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

As described under Subsection (i) above, the requested special exception is in conformance with general purpose and intent of the Zoning Regulations and Zoning Maps.

iii. Would the special exception appear to tend to affect adversely, the use of neighboring property?

The requested special exception to expand the existing structure into a three-unit building is in conformance with the bulk requirements of the RF-1 and the provisions of Subtitle U § 320.2, requiring no area variances or other relief from bulk, height, or setback requirements. Therefore, the request should not tend to adversely affect the use of neighboring properties.

V. OTHER DISTRICT AGENCIES

No comments from other District agencies were submitted to the record as of the date of the filing of this report.

VI. ADVISORY NEIGHBORHOOD COMMISSION

ANC 1A, at its regularly scheduled meeting of July 13, 2022, voted in support of the application. (Exhibit 22).

VII. COMMUNITY COMMENTS TO DATE

No community comments were submitted to the record as of the date of the filing of this report.

Location Map

