

BZA SUBMISSION
2200-2210 HUNTER PLACE, SE
Washington, DC 20020
SQUARE: 5812 LOT: 118 ZONE: R-5-A
12 NEW TOWNHOUSES
REQUESTING BZA RELIEF - SPECIAL EXCEPTION



OWNER / DEVELOPER:
MANNA INC.
828 EVARTS STREET, NE
WASHINGTON, DC 20018
(202)832-1845

ARCHITECT:
MANNA INC.
828 EVARTS STREET, NE
WASHINGTON, DC 20018
(202)832-1845

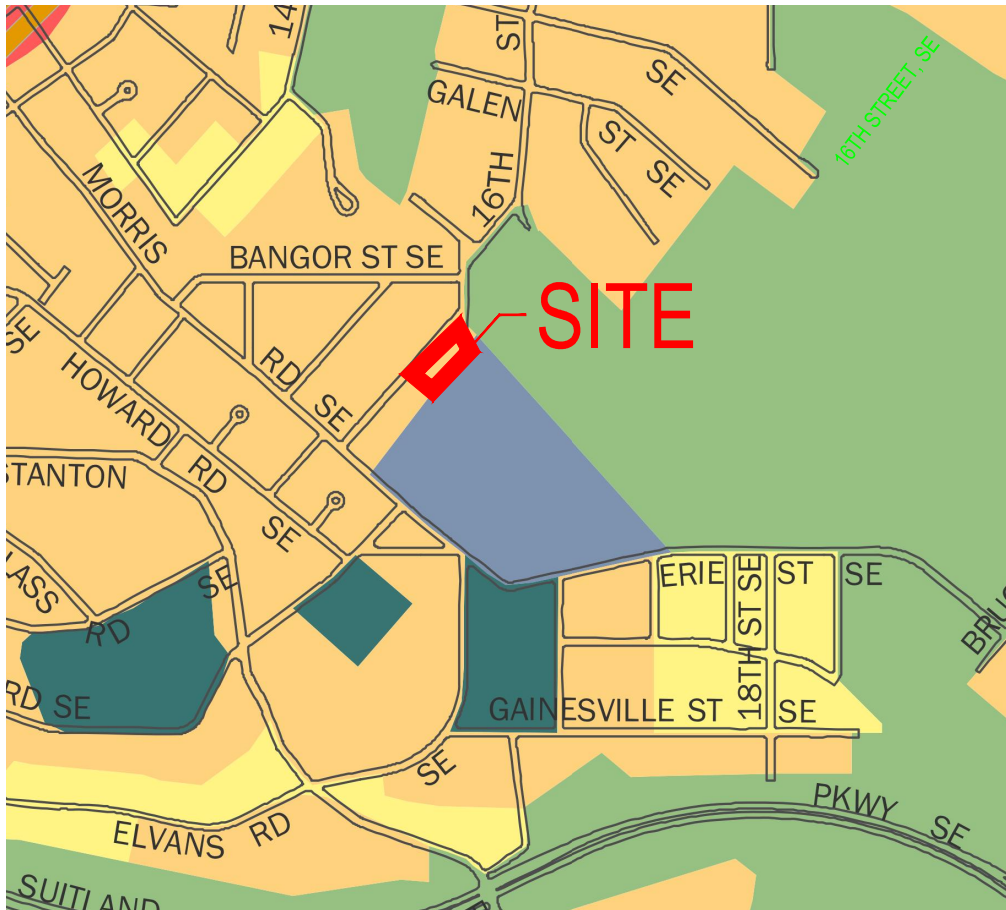
SHEET INDEX	
ID	Name
A-001	COVER SHEET
A-101	Cover Sheet
A-102	Planning and Zoning
A-103	Aerial view of Site
A-104	A&T Lot Plan
A-105	Lot Data
A-106	Photos
A-107	Photos
A-108	Aerial View of Proposed Develop...
A-109	Typical Floor "A"
A-110	Typical Floor Plans "B"
A-111	Section and Elevation
A-112	Hunter Place Elevation
C001	Site Development Plan
C002	Drainage Plan
C003	Drainage Calculations and Details
C004	Drainage Calculations and Details
C005	Drainage Calculations and Details
C006	Pre-Development Drainage
C007	Post-Development Drainage
C008	Landscape Plan

MANNA
MANNA, INC.
828 Everts Street NE
Washington, D.C. 20018
(202) 832 1845
jsolomon@mannadc.org

Hunter Place, SE
Washington, DC
LOT 118 SQUARE 5812

SHEET TITLE
Cover Sheet

Board of Zoning Adjustment
District of Columbia
CASE NO. 19011
EXHIBIT NO. 14A
A 101



COMPREHENSIVE PLAN



ZONING MAP

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- Low Density Commercial
- Moderate Density Commercial
- Medium Density Commercial
- High Density Commercial
- Production, Distribution, and Repair
- Federal
- Local Public Facilities
- Institutional
- Parks, Recreation, and Open Space
- Mixed Land Use
- WATER

R-5-A	Permits matter-of-right development of single-family residential uses for detached and semi-detached dwellings and, with the approval of the Board of Zoning Adjustment, new residential development of low density residential uses including row houses, flats, and apartments to a maximum lot occupancy of 40%, 60% for churches and public schools, and 20% for public recreation and community centers; a maximum floor area ratio (FAR) of 0.9, and a maximum height of three (3) stories/forty (40) feet (90 feet for schools, 60 feet for churches, and 45 feet for public recreation and community centers). Rear yard requirements are twenty (20) feet, side yard requirements are not less than eight (8) feet. If all other provisions of the zoning regulations are complied with, conversion of existing buildings to flat or apartment use is permitted as a matter-of-right.
-------	--

MANNA
MANNA, INC.
828 Everts Street NE
Washington, D.C. 20018
(202) 832 1845
jsolomon@mannedc.org

Hunter Place, SE
Washington, DC
LOT 118 SQUARE 5812

SHEET TITLE

Planning and
Zoning

A-102



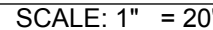
1 Aerial View of Site
SCALE: 1:1.14

Hunter Place, SE
Washington, DC
LOT 118 SQUARE 5812

SHEET TITLE
Aerial view of Site



LOT 118 SQUARE 5812



A-104



MANNA, INC.
828 Evaris Street NE
Washington, D.C. 20018
(202) 832 1845
jsolomon@mannedc.org

Hunter Place, SE
Washington, DC
LOT 118 SQUARE 5812

2/29/16 jcs

SHEET TITLE

Lot Data

A-105

LOT 118 SQUARE 5812				2200-2210 HUNTER PLACE, SE				LOT DATA AND CALCULATIONS								2/27/2016 - MANNA, INC				
	Proposed	Proposed	Proposed	Proposed	Maximum	Proposed	Maximum	Maximum	Proposed	Proposed	Proposed	Maximum	Proposed	Required	Proposed	Required	Proposed	Required	Proposed	
Lot#	Lot Area	Number of Units	Afford-ability	Building Footprint	Lot Occupancy	Lot Occupancy	FAR R-5-A	Gross SF	Gross SF	FAR	Lot Width	Height	Height - FF1 to t.o. Roof	Rear Yard	Rear Yard	Side Yard	Side Yard	Front Yard	Front Yard	
1	2457.03	1	MKT.	625.98	40.00%	25.48%	0.9	2211.33	1,627	0.66	37.26	40	30	20	13.96 mean	n/a	27.26 mean	n/a	4	
2	1089.28	1	MKT.	509.96	40.00%	46.82%	0.9	980.35	1,390	1.28	15	40	30	20	30.61 mean	n/a	0	n/a	8	
3	1284.78	1	80% AMI	509.96	40.00%	39.69%	0.9	1156.30	1,390	1.08	15	40	30	20	47.90 mean	n/a	0	n/a	4	
4	1487.34	1	50% AMI	509.96	40.00%	34.29%	0.9	1338.61	1,390	0.93	15	40	30	20	57.17 mean	n/a	0	n/a	8	
5	1692.02	1	80% AMI	509.96	40.00%	30.14%	0.9	1522.82	1,390	0.82	15	40	30	20	74.48 mean	n/a	0	n/a	4	
6	1854.65	1	80% AMI	509.96	40.00%	27.50%	0.9	1669.19	1,390	0.75	15	40	30	20	81.63 mean	n/a	0	n/a	8	
7	1873.48	1	80% AMI	509.96	40.00%	27.22%	0.9	1686.13	1,390	0.74	15	40	30	20	86.9	n/a	0	n/a	4	
8	1873.48	1	80% AMI	509.96	40.00%	27.22%	0.9	1686.13	1,390	0.74	15	40	30	20	82.9	n/a	0	n/a	8	
9	1873.48	1	80% AMI	509.96	40.00%	27.22%	0.9	1686.13	1,390	0.74	15	40	30	20	86.9	n/a	0	n/a	4	
10	1873.48	1	80% AMI	509.96	40.00%	27.22%	0.9	1686.13	1,390	0.74	15	40	30	20	82.9	n/a	0	n/a	8	
11	1873.48	1	80% AMI	509.96	40.00%	27.22%	0.9	1686.13	1,390	0.74	15	40	30	20	86.9	n/a	0	n/a	4	
12	1873.48	1	50% AMI	509.96	40.00%	27.22%	0.9	1686.13	1,390	0.74	15	40	30	20	82.9	n/a	0	n/a	8	
13	1910.43	0 (common driveway)	n/a	0	40.00%	0.00%	0.9	1719.39	1,390	0.73	15.29	40	30	20	n/a	n/a	n/a	n/a	n/a	
TOTALS	23016.41	12	x	6235.54	40.00%	27.09%	0.9	20714.77	18,307	0.80	x	x	x	x	x	x	x	x	x	
	1918 sf gross land area /unit																			

401.5 In R-5-A Districts, each row dwelling shall have at least eighteen hundred square feet (1,800 ft.2) of gross land area exclusive of any land area in the project used as a basis for determining the floor area ratio of multi-family buildings. Each row dwelling, however, need not have a site of eighteen hundred square feet (1,800 ft.2), and the difference between the site area and the gross land area may be accumulated into common spaces. Land areas used to support this floor area ratio of multi-family buildings may also be used for common spaces.
PROPOSED AREA = 1918 SF/ UNIT

401.6 Each lot created after February 15, 1966, to be used and occupied by a one-family detached dwelling, one-family semi-detached dwelling, community-house, or row dwelling, shall have a street frontage measured along the street a distance equal to at least forty percent (40%) of the required minimum width of lot and no case less than fourteen feet (14 ft.). PROPOSED LOT WIDTH =15'



VIEW SOUTH EAST



VIEW SOUTH WEST ON HUNTER PLACE



VIEW SOUTH WEST



VIEW SOUTH WEST

MANNA

MANNA, INC.
828 Everts Street NE
Washington, D.C. 20018
(202) 832 1845
jsolomon@mannadc.org

Hunter Place, SE
Washington, DC
LOT 118 SQUARE 5812

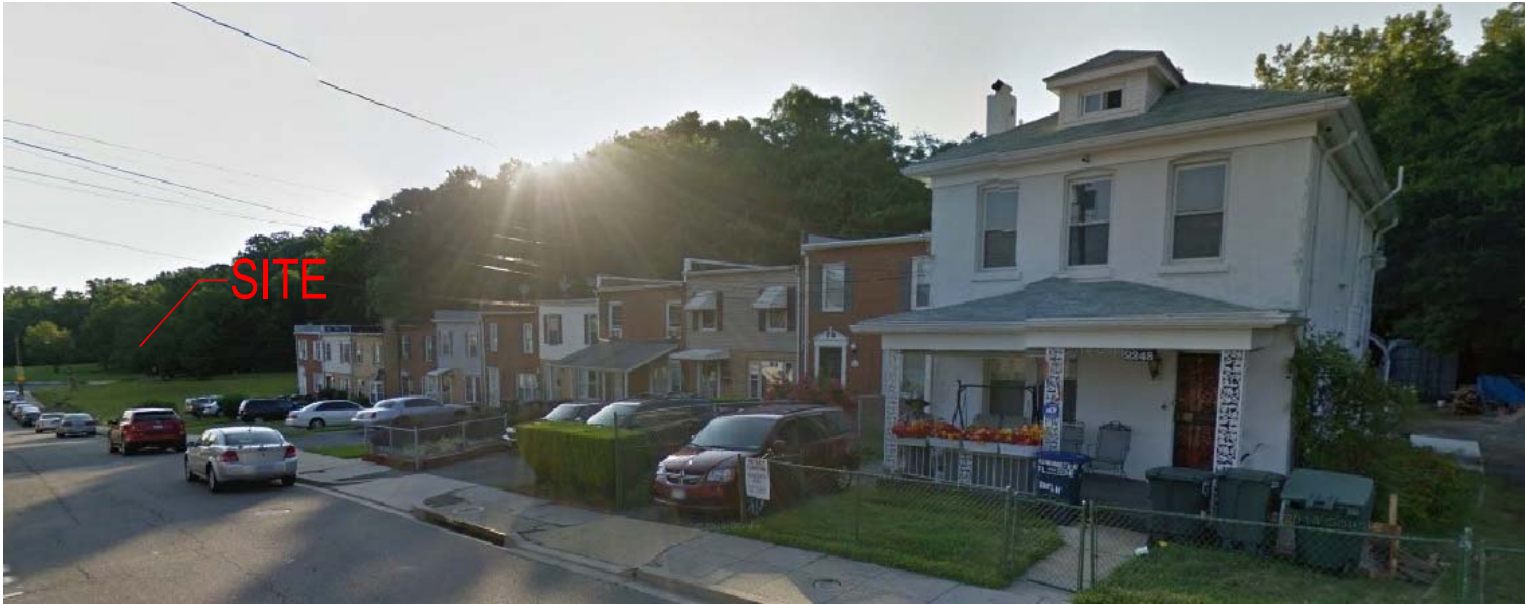
SHEET TITLE

Photos
SITE
PHOTOS

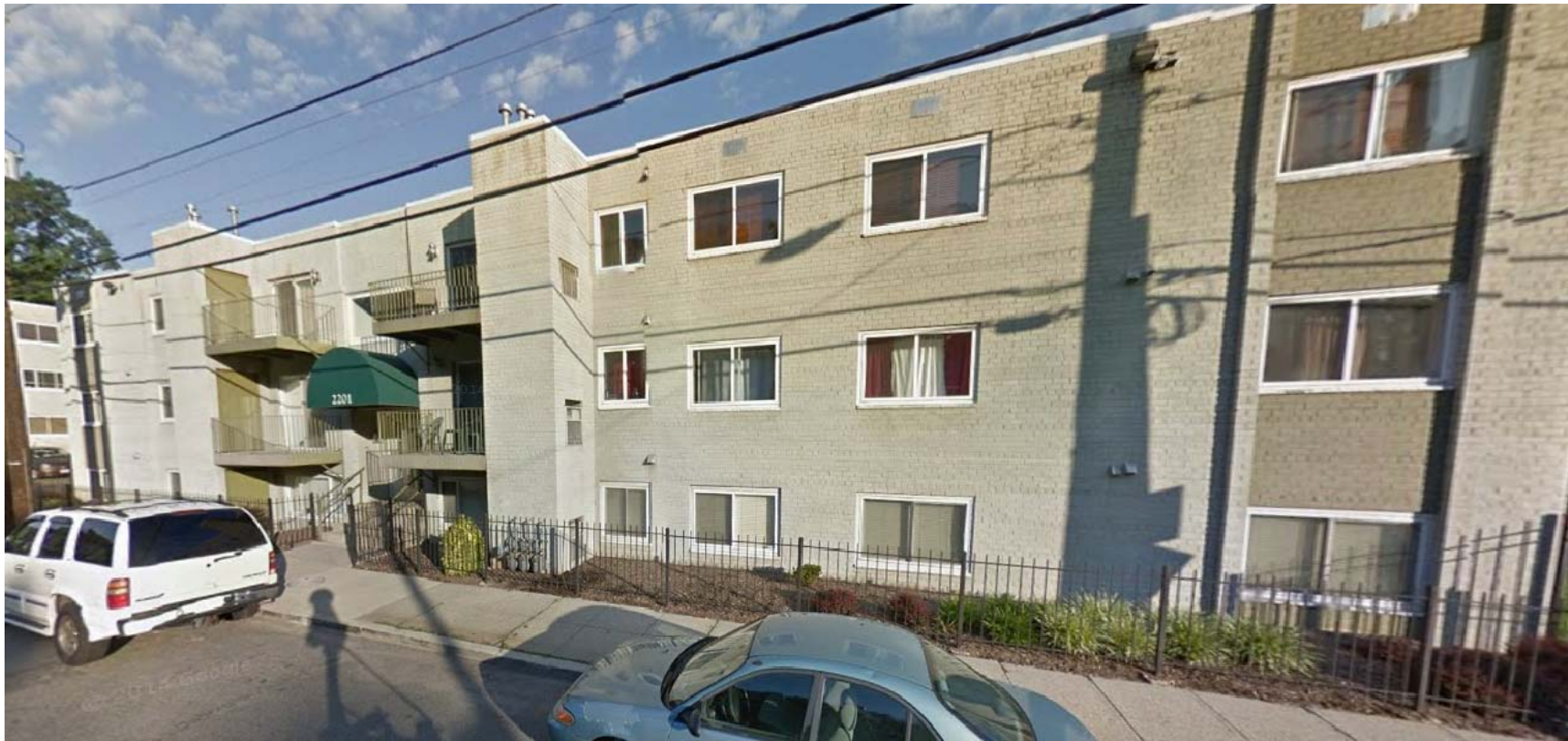
A-106



NORTH SIDE OF HUNTER PLACE



VIEW NORTH EAST ON HUNTER PLACE



NORTH SIDE OF HUNTER PLACE

MANNA

MANNA, INC.
828 Everts Street NE
Washington, D.C. 20018
(202) 832 1845
jsolomon@mannedc.org

Hunter Place, SE
Washington, DC
LOT 118 SQUARE 5812

SHEET TITLE

Photos
SITE
PHOTOS

A-107

Hunter Place, SE
Washington, DC
LOT 118 SQUARE 5812

SHEET TITLE

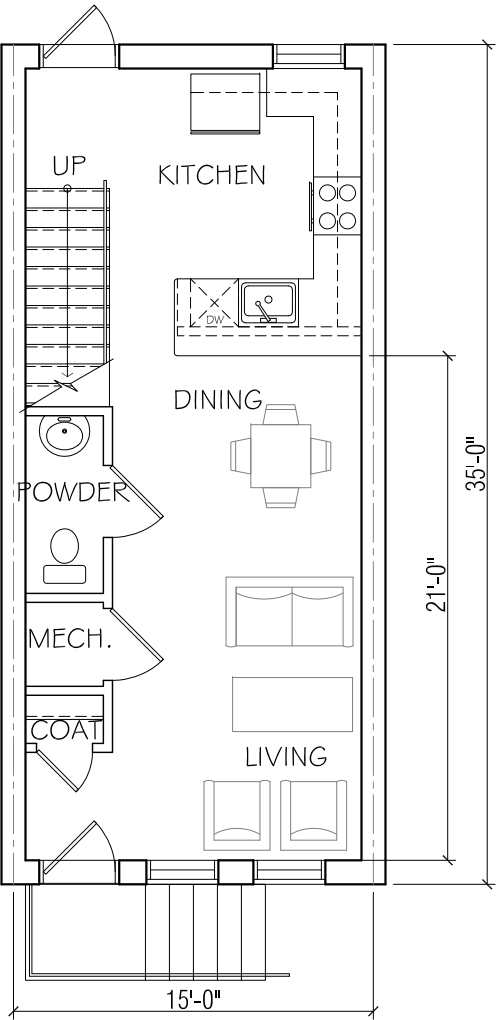
Aerial View of
Proposed
Development

A-108

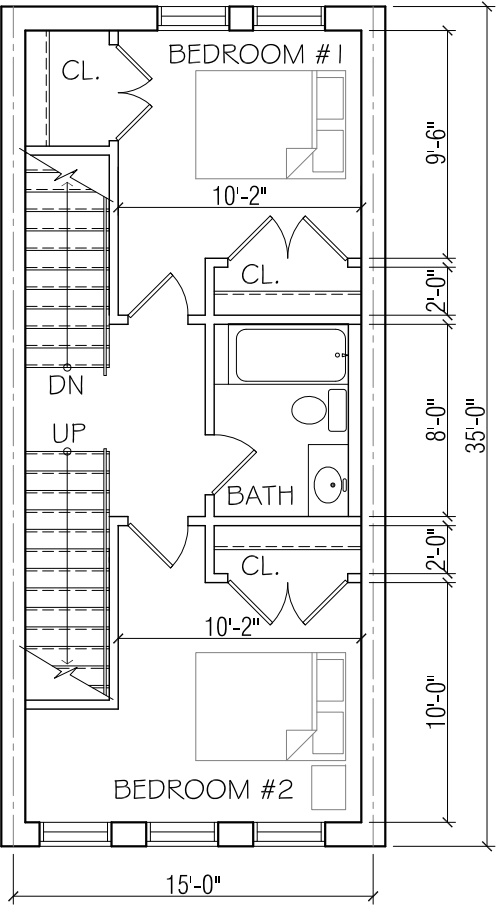


Aerial View

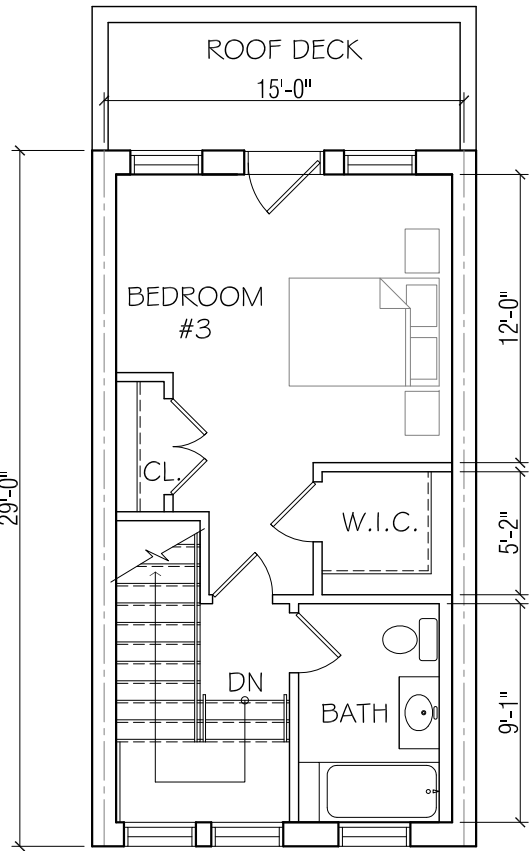
Hunter Place, SE
Washington, DC
LOT 118 SQUARE 5812



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

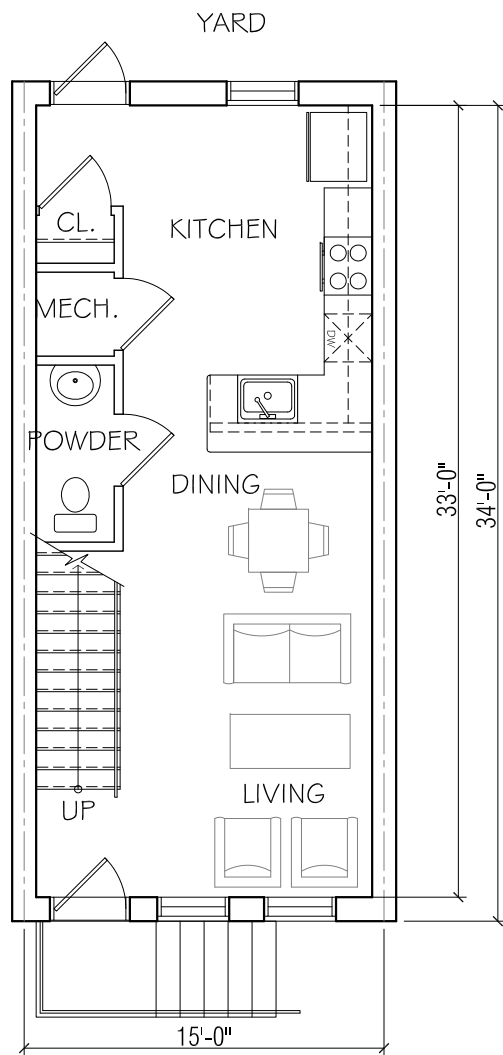
1 TOWNHOUSE FLOOR PLANS- OPTION A
SCALE: 1/8" = 1'-0"

SHEET TITLE

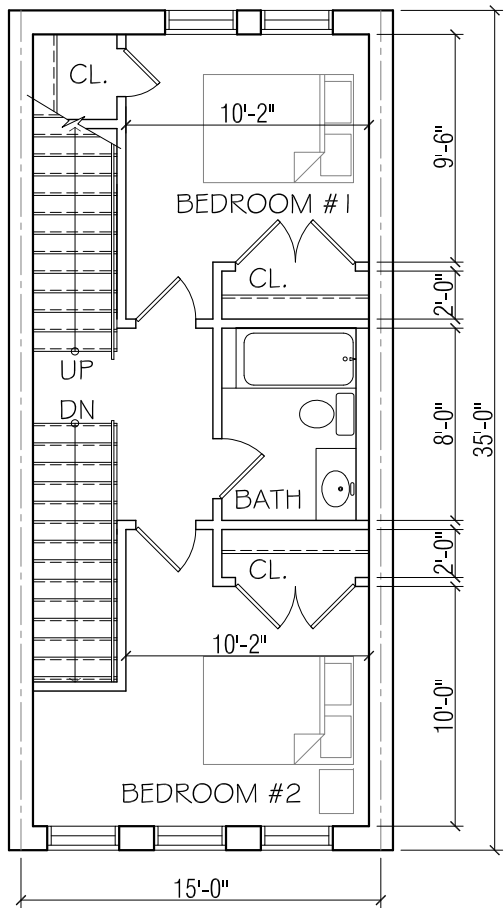
Typical Floor "A"

A-109

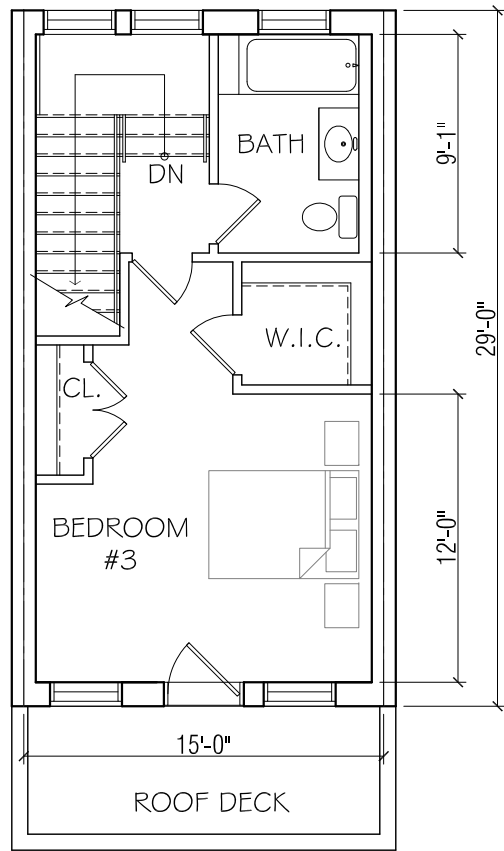
Hunter Place, SE
Washington, DC
LOT 118 SQUARE 5812



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

1 TOWNHOUSE FLOOR PLANS- OPTION B
SCALE: 1/8" = 1'-0"

SHEET TITLE
Typical Floor Plans
"B"