

ZONING INFO

Address:	65 HAWAII AVE NE WASHINGTON DC 20011
SSL:	3674 0002
Zoning:	RA-1
Historic District:	N/A
Lot Area:	4710 SF
Lot Width :	52.33 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	9-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	22' - 3"	20 FT MIN	32' - 7"
Side Yard:	10' - 0"	8 FT	10' - 0"
Building Height:	25' - 0"	40 FT MAX	35' - 4"
FAR:	81	.9 + 20% w IZ	1.08
Lot Occupancy:	40%	40%	35%
Gross Building Area:	3862 SF	5086 SF w IZ	5086 SF
Parking:	0 Spaces	0 Spaces	5 Spaces

ZONING INFO

Address:	66 WEBSTER ST NE WASHINGTON DC 20011
SSL:	3674 0019
Zoning:	RA-1
Historic District:	N/A
Lot Area:	5233 SF
Lot Width :	52.33 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	16-Unit Multi-Family	16-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	20' - 4"	20 FT MIN	20' - 4"
Side Yard:	10' - 0"	8 FT	10' - 0"
Building Height:	25' - 0"	40 FT MAX	35' - 4"
FAR:	73	.9 + 20% w IZ	1.08
Lot Occupancy:	36%	40%	36%
Gross Building Area:	3,826 SF	5651 SF w IZ	5651 SF
Parking:	0 Spaces	1 Spaces	5 Spaces

ZONING INFO

Address:	69 HAWAII AVE NE WASHINGTON DC 20011
SSL:	3674 0003
Zoning:	RA-1
Historic District:	N/A
Lot Area:	4710 SF
Lot Width :	52.33 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	9-Unit Multi-Family	9-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	22' - 3"	20 FT MIN	32' - 7"
Side Yard:	10 FT	8 FT	10' - 0"
Building Height:	25 FT	40 FT MAX	35' - 0"
FAR:	81	.9 + 20% w IZ	1.08
Lot Occupancy:	40%	40%	35%
Gross Building Area:	3862 SF	5086 SF w IZ	5086 SF
Parking:	0 Spaces	0 Spaces	5 Spaces

ZONING INFO

Address:	73 HAWAII AVE NE WASHINGTON DC 20011
SSL:	3674 0004
Zoning:	RA-1
Historic District:	N/A
Lot Area:	4710 SF
Lot Width :	52.33 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	9-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	22' - 3"	20 FT MIN	32' - 7"
Side Yard:	10 FT	8 FT	10 FT
Building Height:	25 FT	40 FT MAX	34' - 10"
FAR:	81	.9 + 20% w IZ	1.08
Lot Occupancy:	40%	40%	35%
Gross Building Area:	3862 SF	5086 SF w IZ	5086 SF
Parking:	0 Spaces	0 Spaces	5 Spaces

ZONING INFO

Address:	77 HAWAII AVE NE WASHINGTON DC 20011
SSL:	3674 0005
Zoning:	RA-1
Historic District:	N/A
Lot Area:	4710 SF
Lot Width :	52.33 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	9-Unit Multi-Family	9-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	22' - 3"	20 FT MIN	32' - 7"
Side Yard:	10 FT	8 FT	10 FT
Building Height:	25 FT	40 FT MAX	35' - 0"
FAR:	81	.9 + 20% w IZ	1.08
Lot Occupancy:	40%	40%	35%
Gross Building Area:	3862 SF	5086 SF w IZ	5086 SF
Parking:	0 Spaces	0 Spaces	5 Spaces

ZONING INFO

Address:	81 HAWAII AVE NE WASHINGTON DC 20011
SSL:	3674 0006
Zoning:	RA-1
Historic District:	N/A
Lot Area:	4749 SF
Lot Width :	43.85 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	9-Unit Multi-Family	9-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	22' - 8"	20 FT MIN	32' - 4"
Side Yard:	10 FT	8 FT	10 FT
Building Height:	25 FT	40 FT MAX	35' - 8"
FAR:	81	.9 + 20% w IZ	1.08
Lot Occupancy:	40%	40%	35%
Gross Building Area:	3862 SF	5128 SF w IZ	5128 SF
Parking:	0 Spaces	0 Spaces	5 Spaces

ZONING INFO

Address:	85 HAWAII AVE NE WASHINGTON DC 20011
SSL:	3674 0007
Zoning:	RA-1
Historic District:	N/A
Lot Area:	4958 SF
Lot Width :	51.93 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	9-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	22' - 0"	20 FT MIN	29' - 11"
Side Yard:	10' - 1"	8 FT	9' - 5"
Building Height:	25 FT	40 FT MAX	36' - 11"
FAR:	77	.9 + 20% w IZ	1.08
Lot Occupancy:	39%	40%	36%
Gross Building Area:	3862 SF	5354 SF w IZ	5354 SF
Parking:	0 Spaces	0 Spaces	5 Spaces

ZONING INFO

Address:	89 HAWAII AVE NE WASHINGTON DC 20011
SSL:	3674 0008
Zoning:	RA-1
Historic District:	N/A
Lot Area:	5180 SF
Lot Width :	51.93 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	16-Unit Multi-Family	16-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	24' - 3"	20 FT MIN	24' - 3" FT
Side Yard:	10' - 0"	8 FT	10' - 0" FT
Building Height:	25 FT	40 FT MAX	35' - 0"
FAR:	74	.9 + 20% w IZ	1.08
Lot Occupancy:	37%	40%	37%
Gross Building Area:	3864 SF	5594 SF w IZ	5594 SF
Parking:	0 Spaces	1 Spaces	5 Spaces

ZONING INFO

Address:	93 HAWAII AVE NE WASHINGTON DC 20011
SSL:	3674 0009
Zoning:	RA-1
Historic District:	N/A
Lot Area:	5598 SF
Lot Width :	41.51 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	16-Unit Multi-Family	16-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	25' - 6"	20 FT MIN	29' - 9"
Side Yard:	10 FT	8 FT	10 FT
Building Height:	23 FT	40 FT MAX	37' - 6"
FAR:	81	.9 + 20% w IZ	1.04
Lot Occupancy:	36%	40%	35%
Gross Building Area:	4538 SF	6045 SF w IZ	5808 SF
Parking:	0 Spaces	1 Spaces	5 Spaces

ZONING INFO

Address:	97 HAWAII AVE WASHINGTON DC 20011
SSL:	3674 0010
Zoning:	RA-1
Historic District:	N/A
Lot Area:	5331 SF
Lot Width :	41.5 FT
ANC:	

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	16-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	38' - 8"	20 FT MIN	39' - 0"
Side Yard:	10' - 2"	8 FT	10' - 2"
Building Height:	25 FT	40 FT MAX	38' - 7"
FAR:	72	.9 + 20% w IZ	1.08
Lot Occupancy:	36%	40%	36%
Gross Building Area:	3860 SF	5757 SF w IZ	5757 SF
Parking:	0 Spaces	1 Spaces	5 Spaces

ZONING INFO

Address:	98 WEBSTER ST NE WASHINGTON DC 20011
SSL:	3674 0011
Zoning:	RA-1
Historic District:	N/A
Lot Area:	5118 SF
Lot Width :	66.01 FT
ANC:	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	16-Unit Multi-Family	16-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	20' - 3"	20 FT MIN	23' - 0"
Side Yard:	10 FT	8 FT	10 FT
Building Height:	25 FT	40 FT MAX	37' - 6" FT
FAR:	75	.9 + 20% w IZ	1.08
Lot Occupancy:	37%	40%	37%
Gross Building Area:	3862 SF	5527 SF w IZ	5527 SF
Parking:	0 Spaces	1 Spaces	4 Spaces

LOCATION MAP



DRAWING LIST - BZA

Sheet Number	Sheet Name
BZA 01	COVER SHEET
BZA 03	TYPICAL FLOOR PLANS - 9 UNIT
BZA 04	TYPICAL FLOOR PLANS - 16 UNITS
BZA 05	3D VIEWS
BZA 06	PHOTOS OF NEIGHBORHOOD
BZA 02	SITE PLAN



1 3D View 1

BZA
01

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

DRAW : Author
CHECK : Checker

23 FEB 2021

COVER SHEET

BZA 01

FULL-SIZE HALF-SIZE

1 1/2" =
1'-0"

NORTH CAPITOL ST

1 SITE PLAN
A302 BZA 02
1" = 30'-0"

SITE PLAN LEGEND

PROPOSED 9-UNIT STRUCTURE

PROPOSED 16-UNIT STRUCTURE

66 WEBSTER ST NE

68 HAWAII AVE NE

69 HAWAII AVE NE

73 HAWAII AVE NE

77 HAWAII AVE NE

81 HAWAII AVE NE

83 HAWAII AVE NE

89 HAWAII AVE NE

93 HAWAII AVE NE

97 HAWAII AVE NE

88 WEBSTER ST NE

HAWAII AVE NE

WEBSTER ST NE

1ST PL NE

1ST ST NE

WEBSTER ST NE

SCHEMATIC DESIGN HAWAII AVE & WEBSTER ST NE
R. MICHAEL CROSS
DESIGN GROUP

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

DRAW : XXX
CHECK : XXX

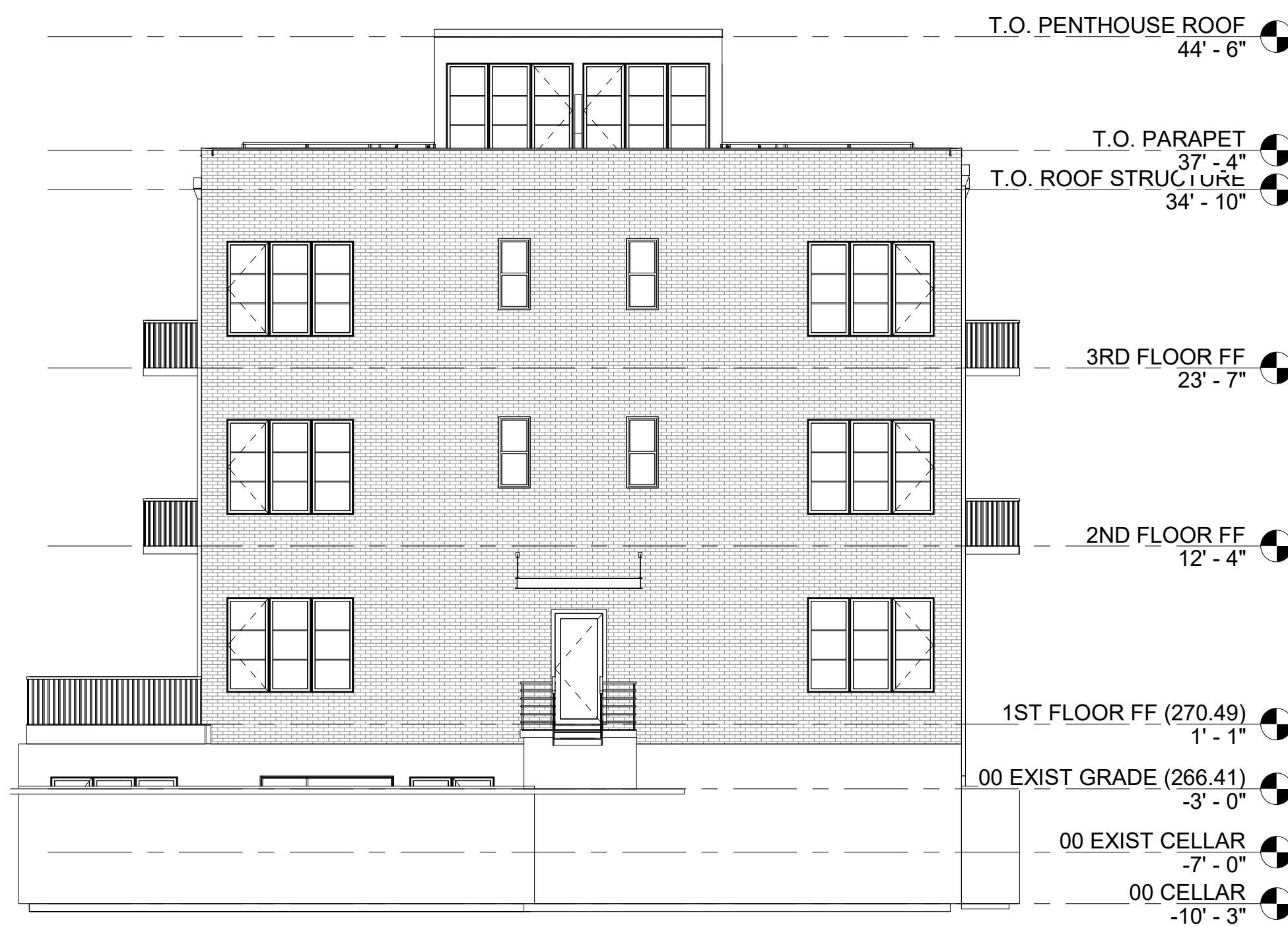
23 FEB 2021

SITE PLAN

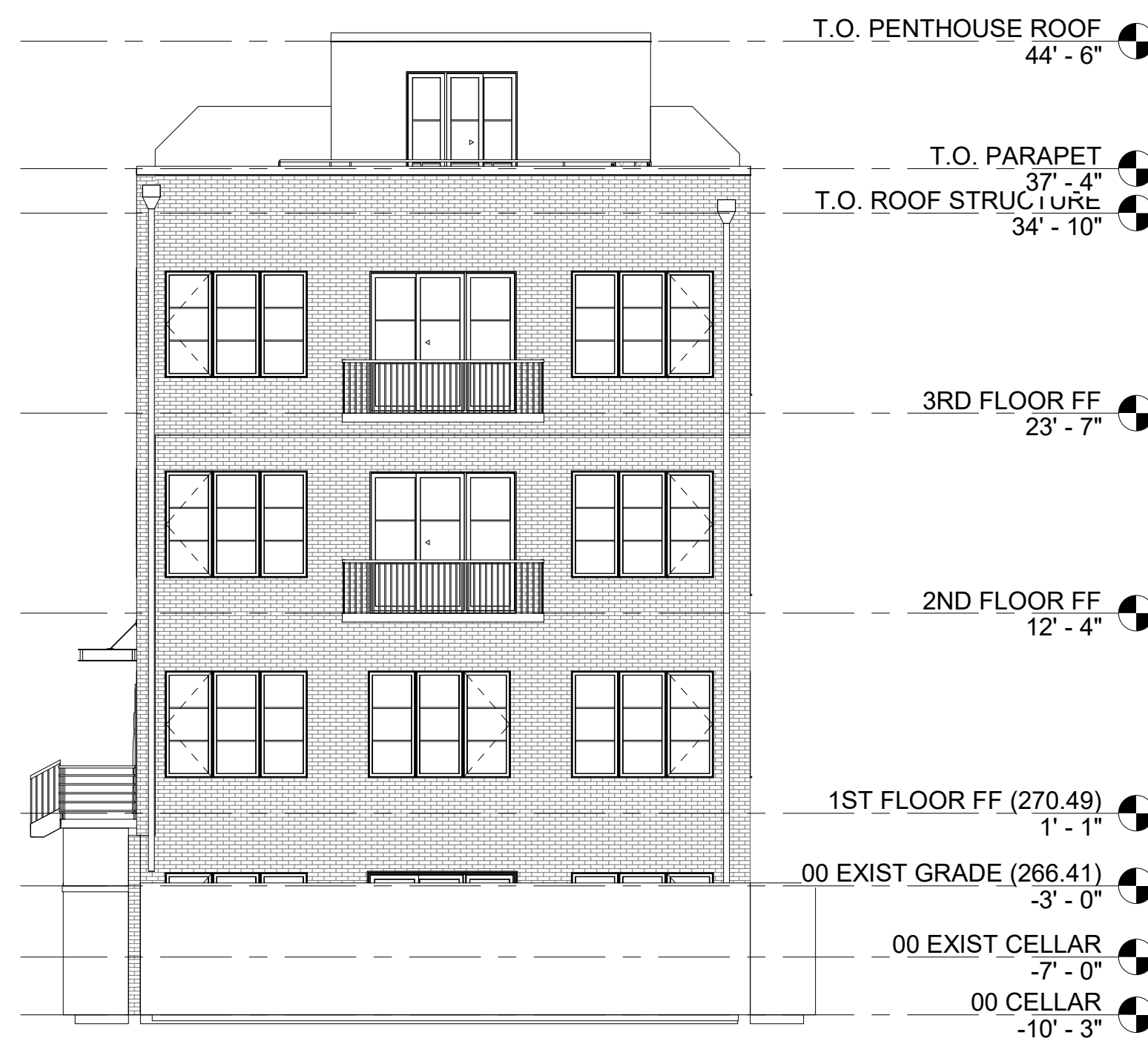
BZA 02

FULL-SIZE HALF-SIZE
As indicated

10/4/2021 11:52:33 AM



6 EAST
A100 BZA03 1/8" = 1'-0"



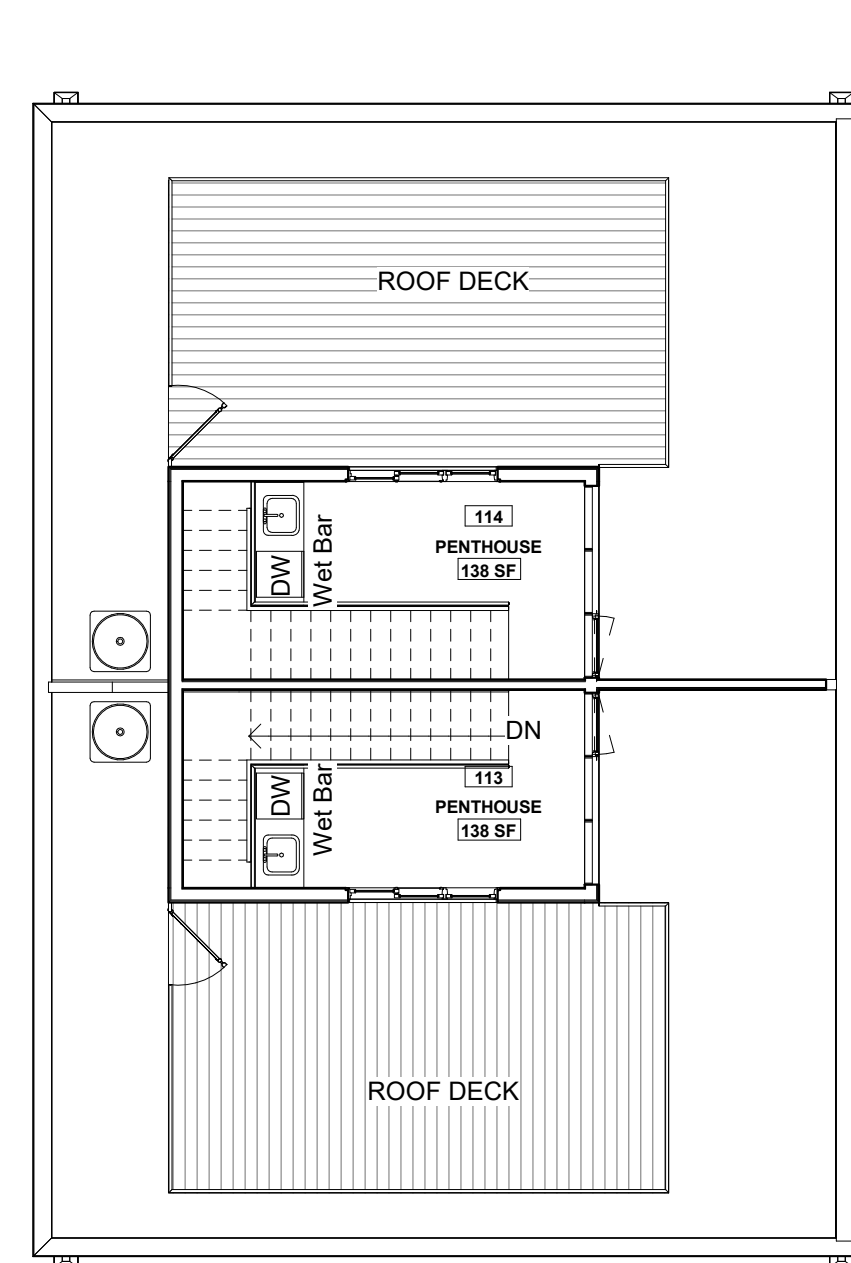
7 NORTH
A100 BZA03 1/8" = 1'-0"

Typical 9 Unit Plan

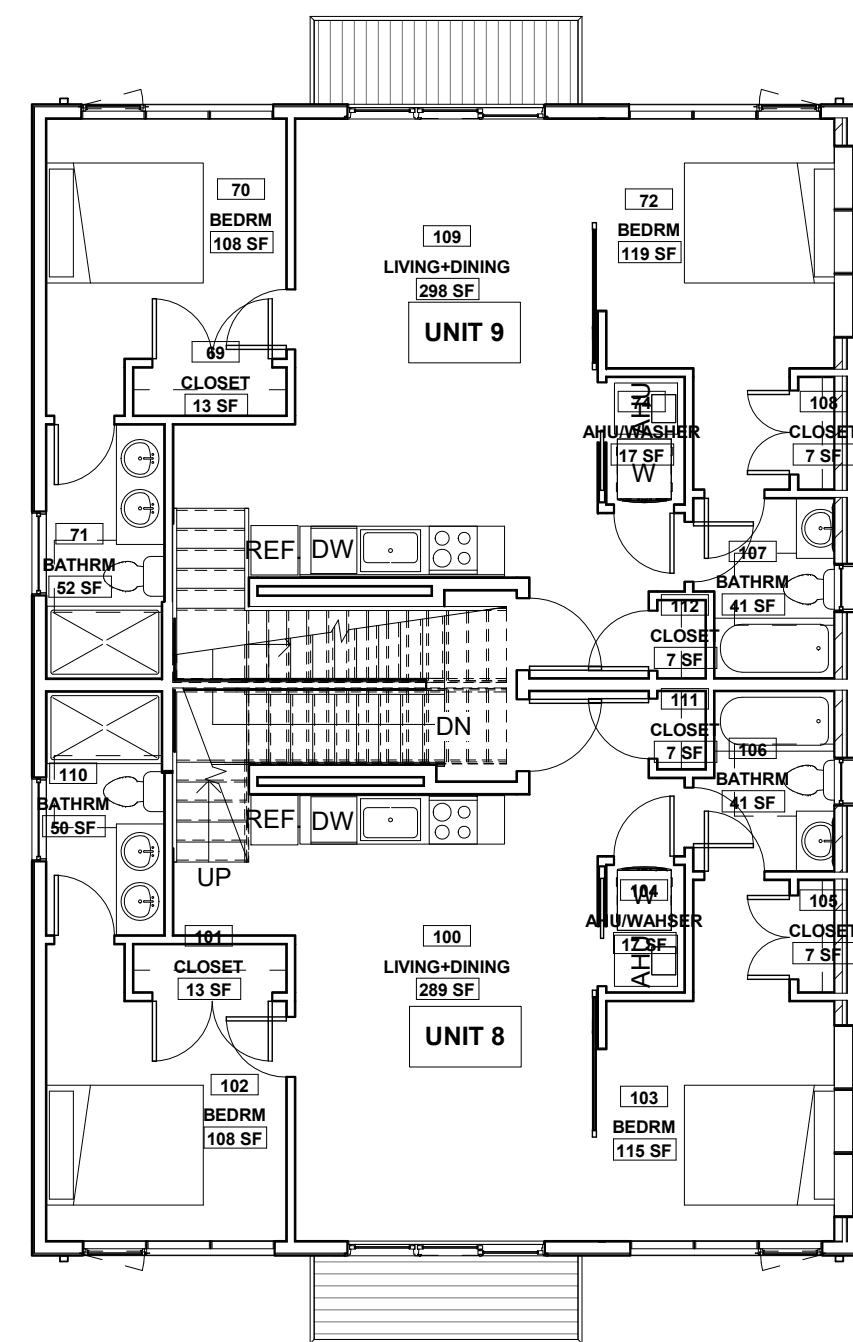
IZ REQUIREMENTS

NET IZ REQUIREMENT - 585 SF

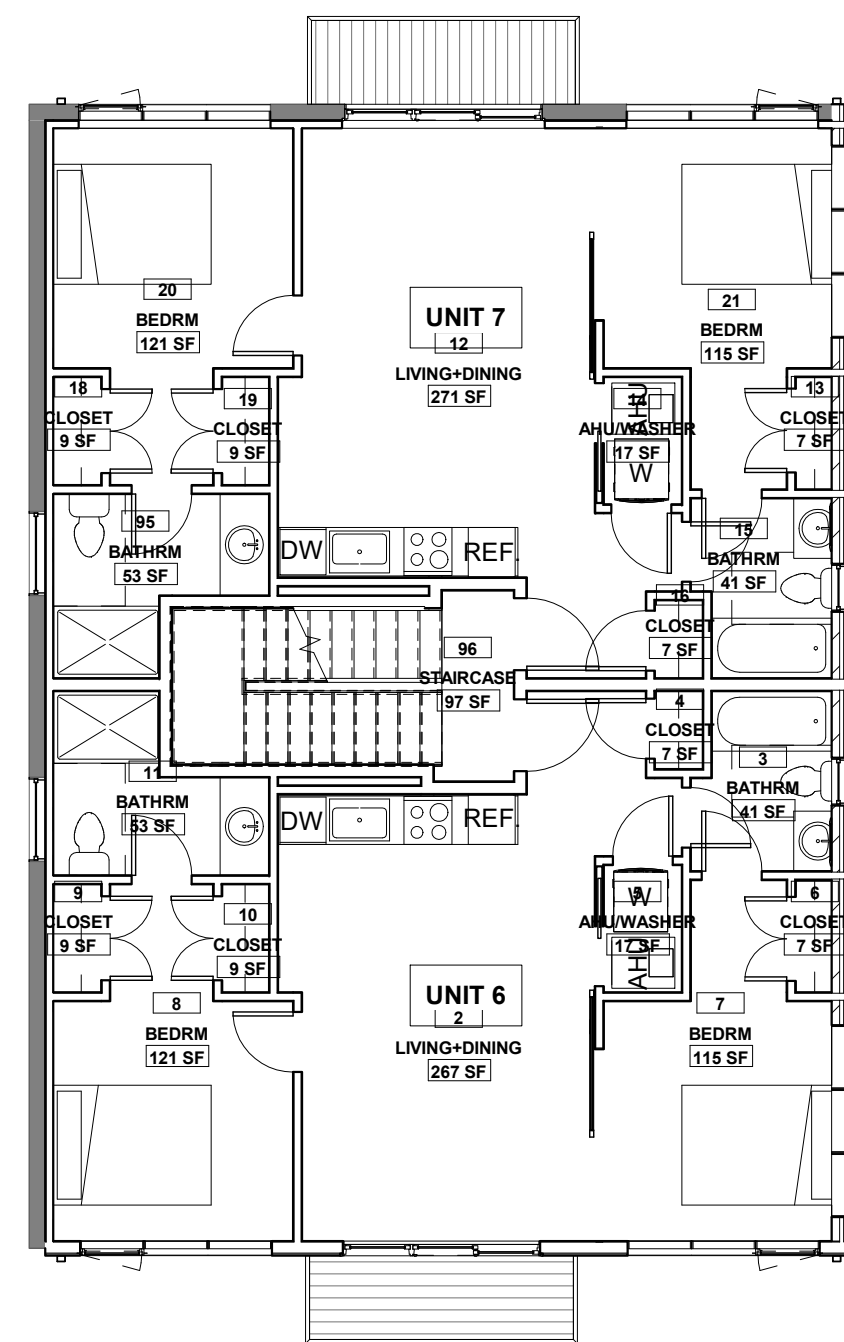
UNIT DESIGNATION:
- UNIT 4
- 620 Net SF
- 2 Bedroom
- Sale @ 80% MFI



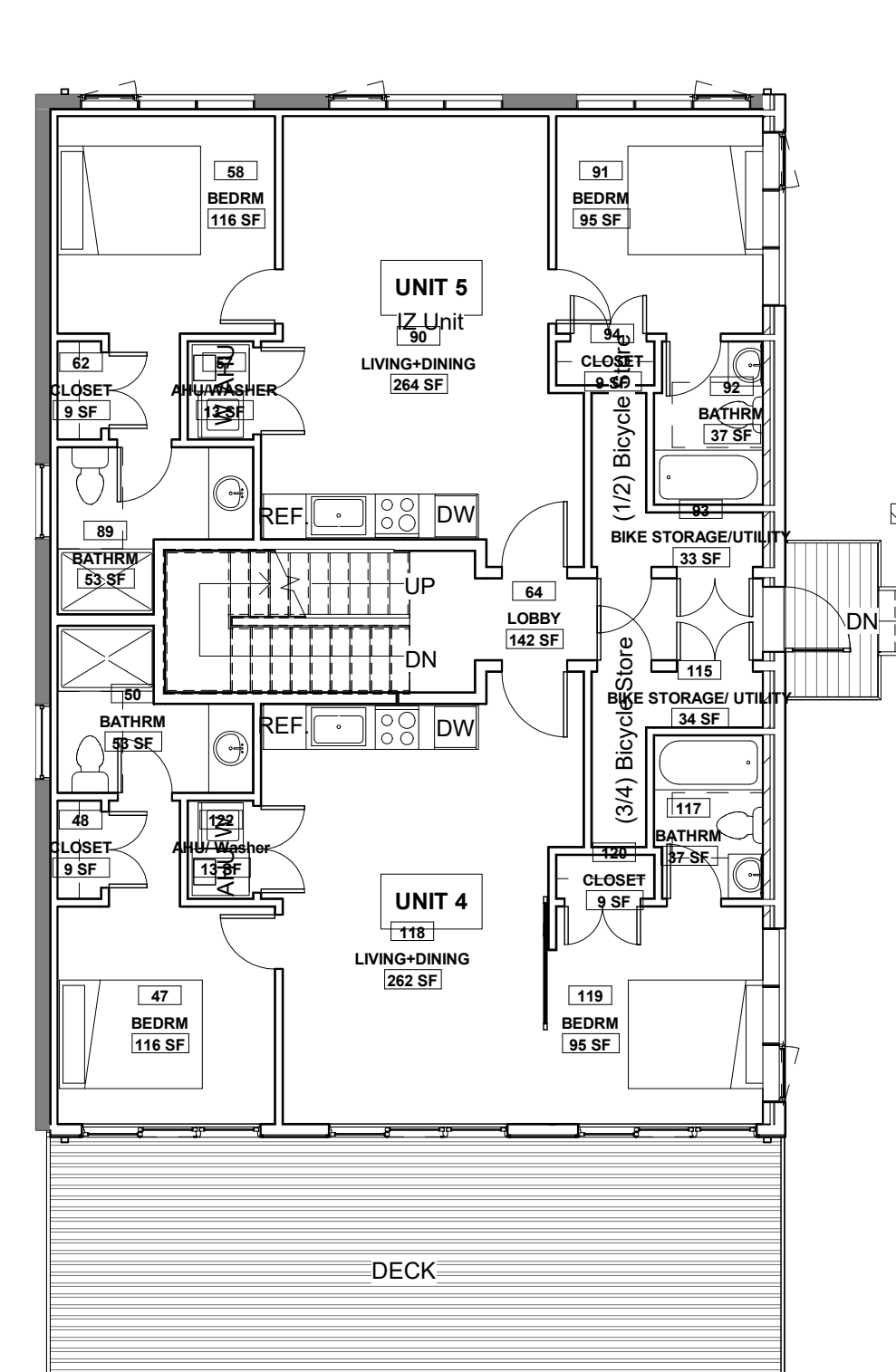
5 ROOF
A201 BZA03 1/8" = 1'-0"



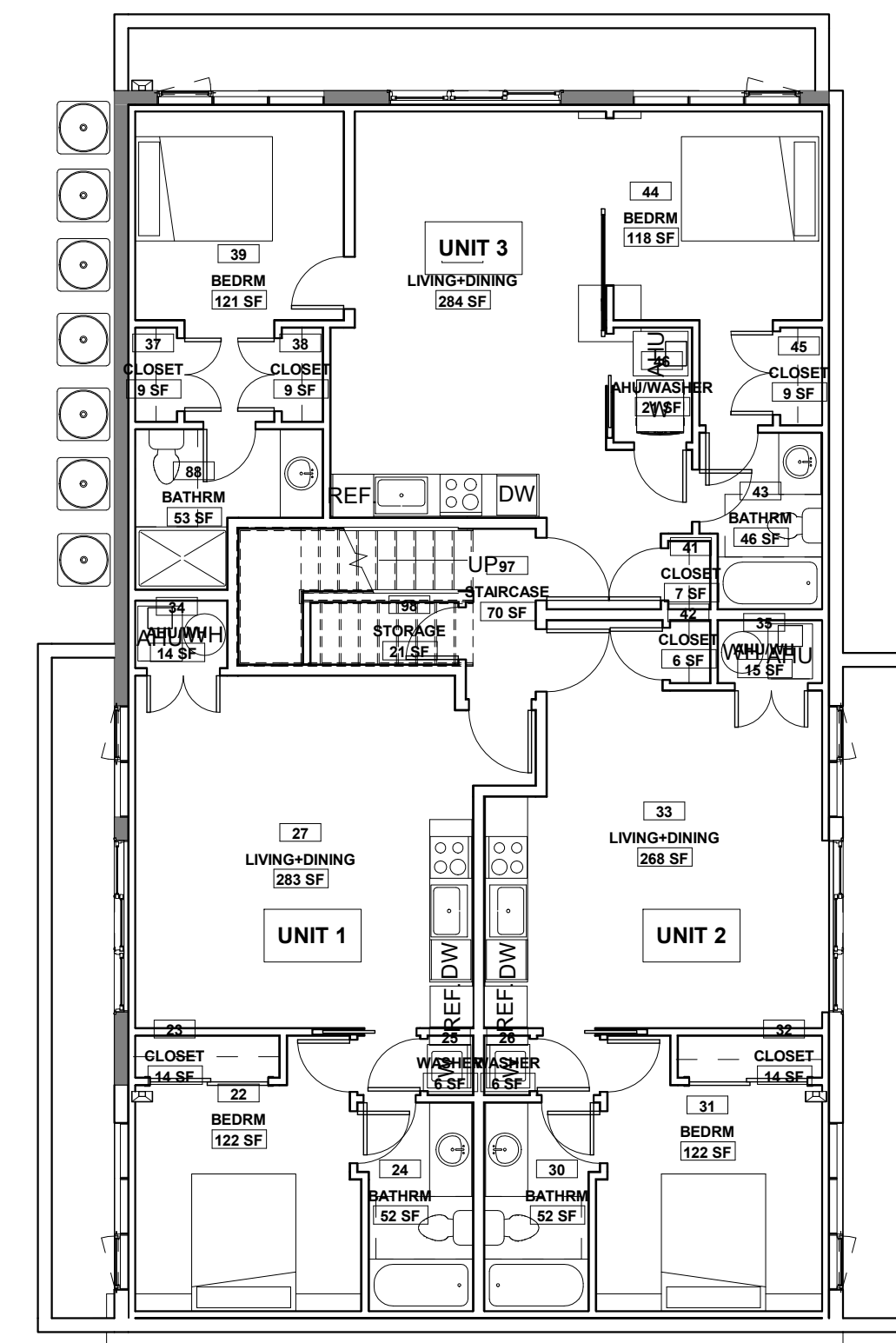
4 3rd FLOOR
A201 BZA03 1/8" = 1'-0"



3 2nd FLOOR
A201 BZA03 1/8" = 1'-0"



2 1st FLOOR
A201 BZA03 1/8" = 1'-0"



1 00 CELLAR
A201 BZA03 1/8" = 1'-0"

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NO.	DESCRIPTION	DATE

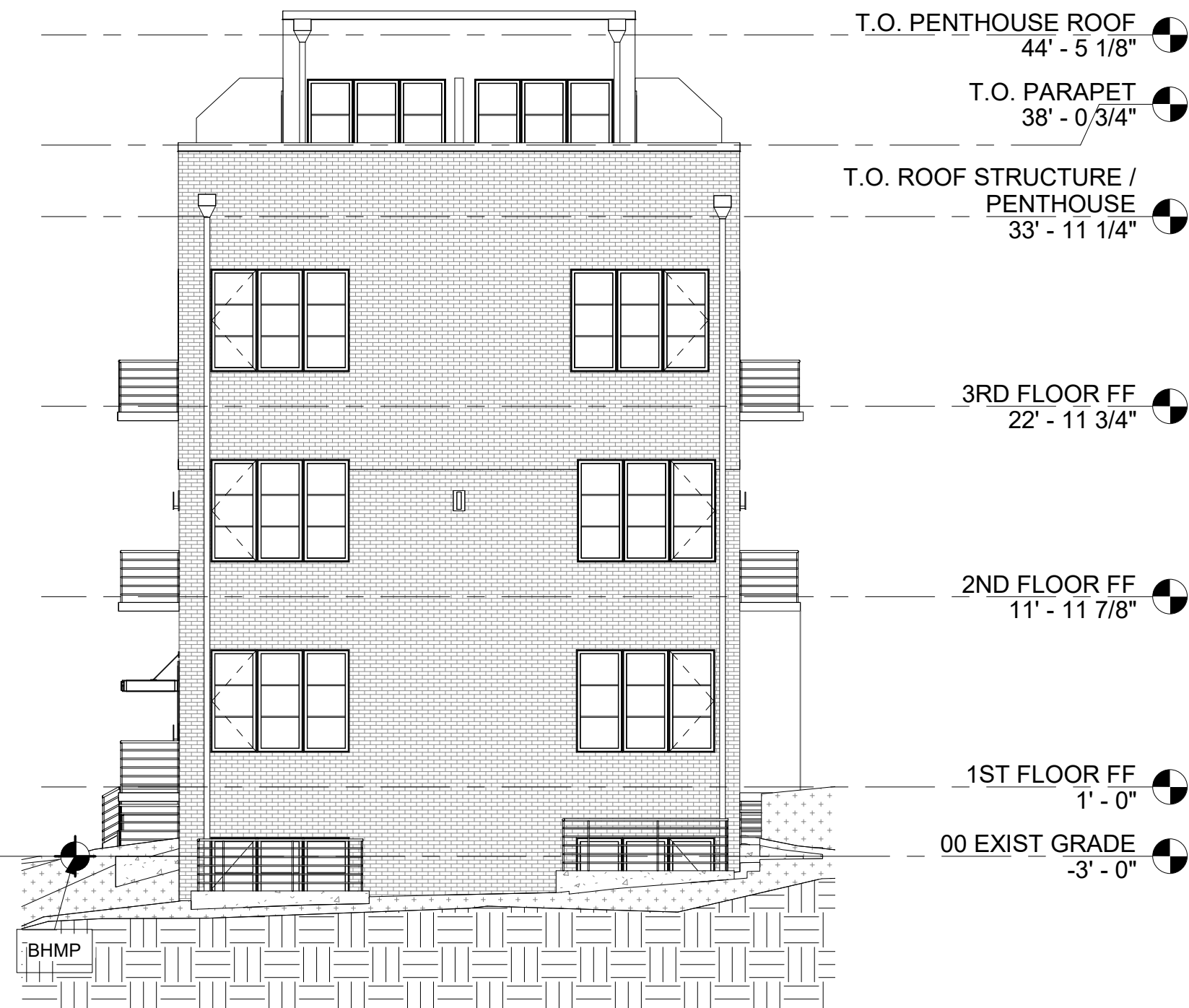
DRAW : Author
CHECK : Checker

19 FEB 2021

TYPICAL 9 UNIT
PLAN

BZA03

FULL-SIZE HALF-SIZE
1/8" = 1'-0"



Typical 16 Unit Plan

IZ REQUIREMENTS

NET IZ REQUIREMENT - 648 SF

UNIT DESIGNATION:

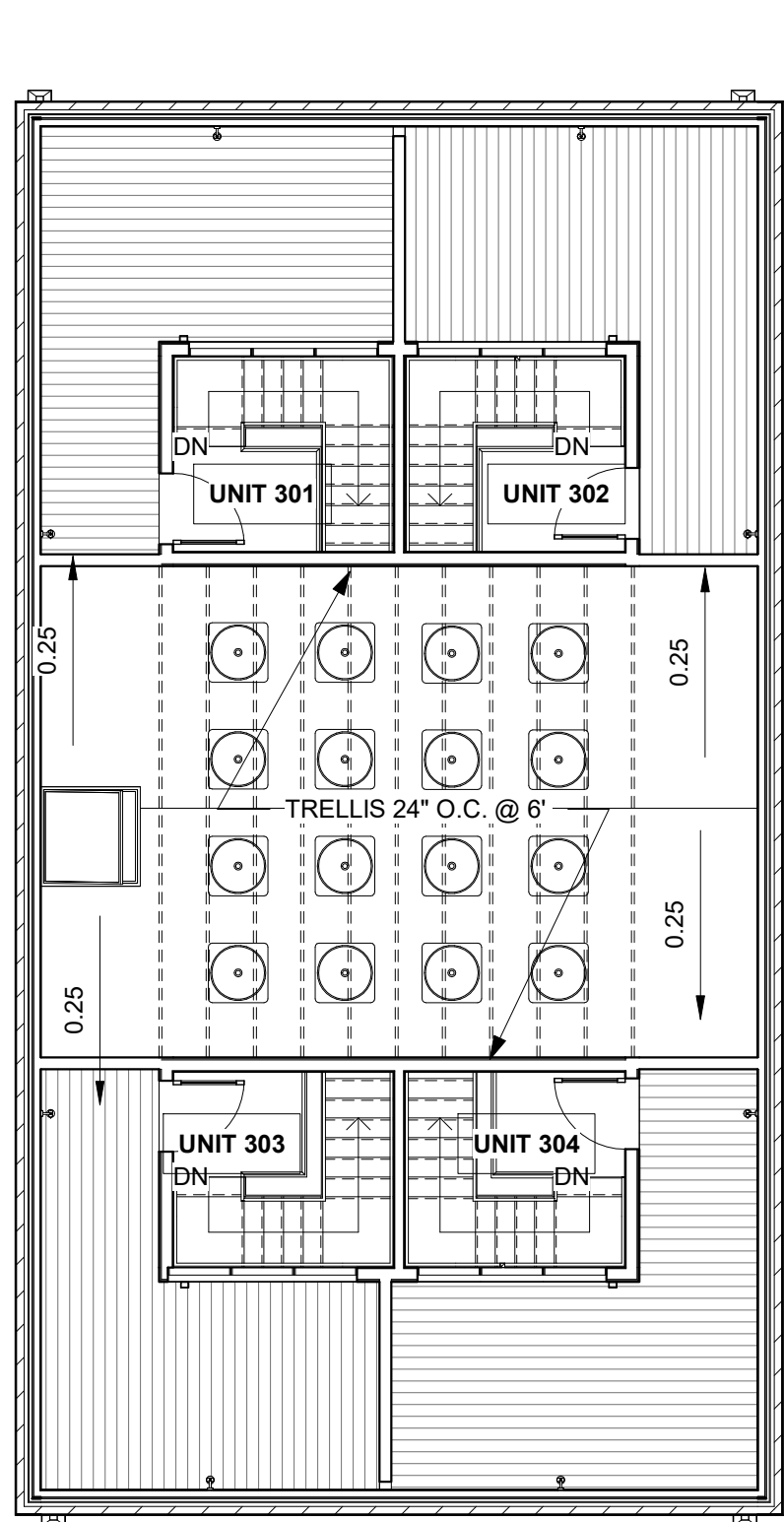
- UNIT 5
 - 388 Net SF
 - 1 Bedroom
 - Sale @ 80% MFI
- UNIT 9
 - 386 Net SF
 - 1 Bedroom
 - Sale @ 80% MFI

6 EAST

A100 | BZA04 | 1/8" = 1'-0"

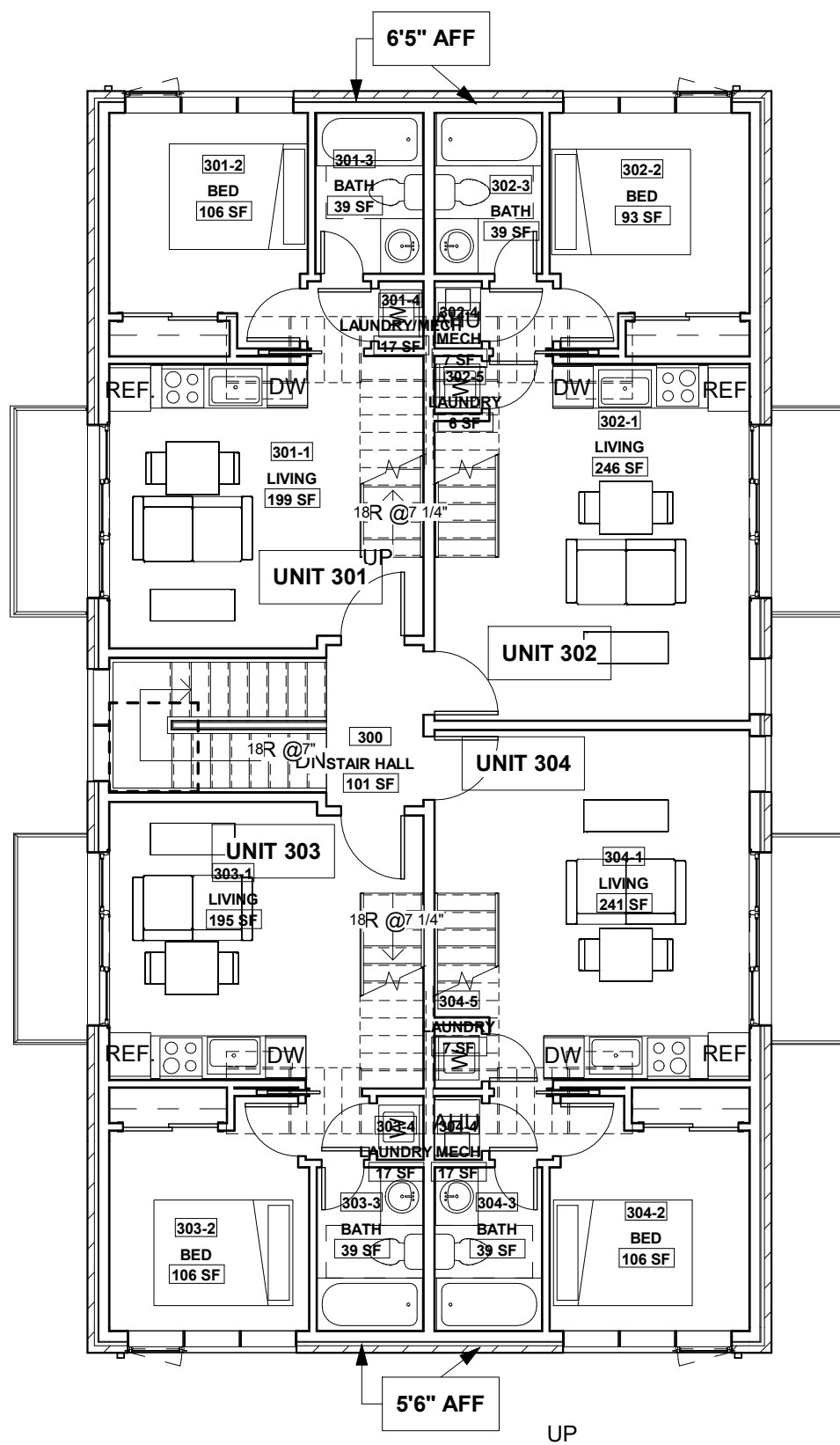
7 NORTH

A100 | BZA04 | 1/8" = 1'-0"



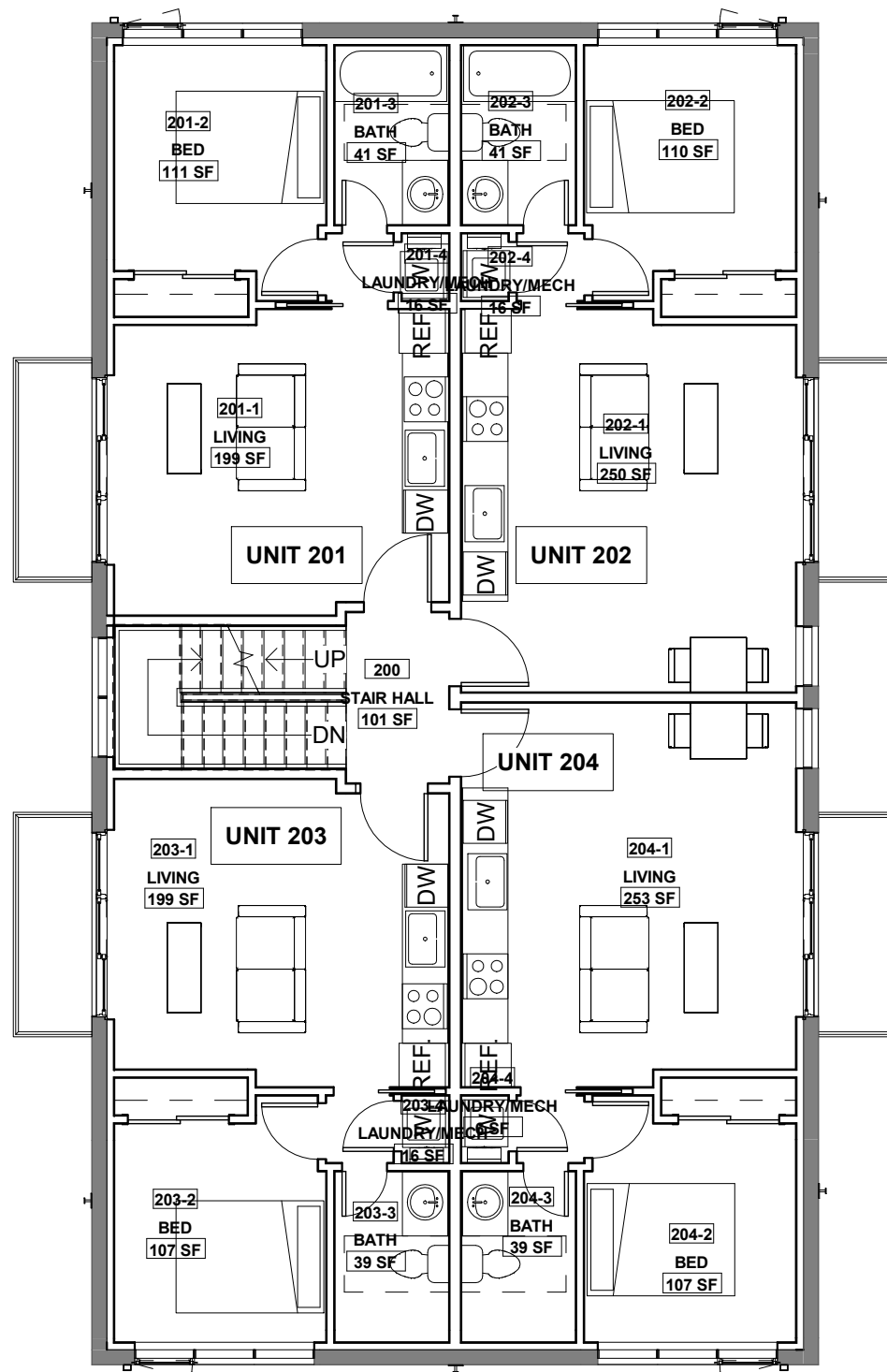
5 ROOF

BZA04 | BZA04 | 1/8" = 1'-0"



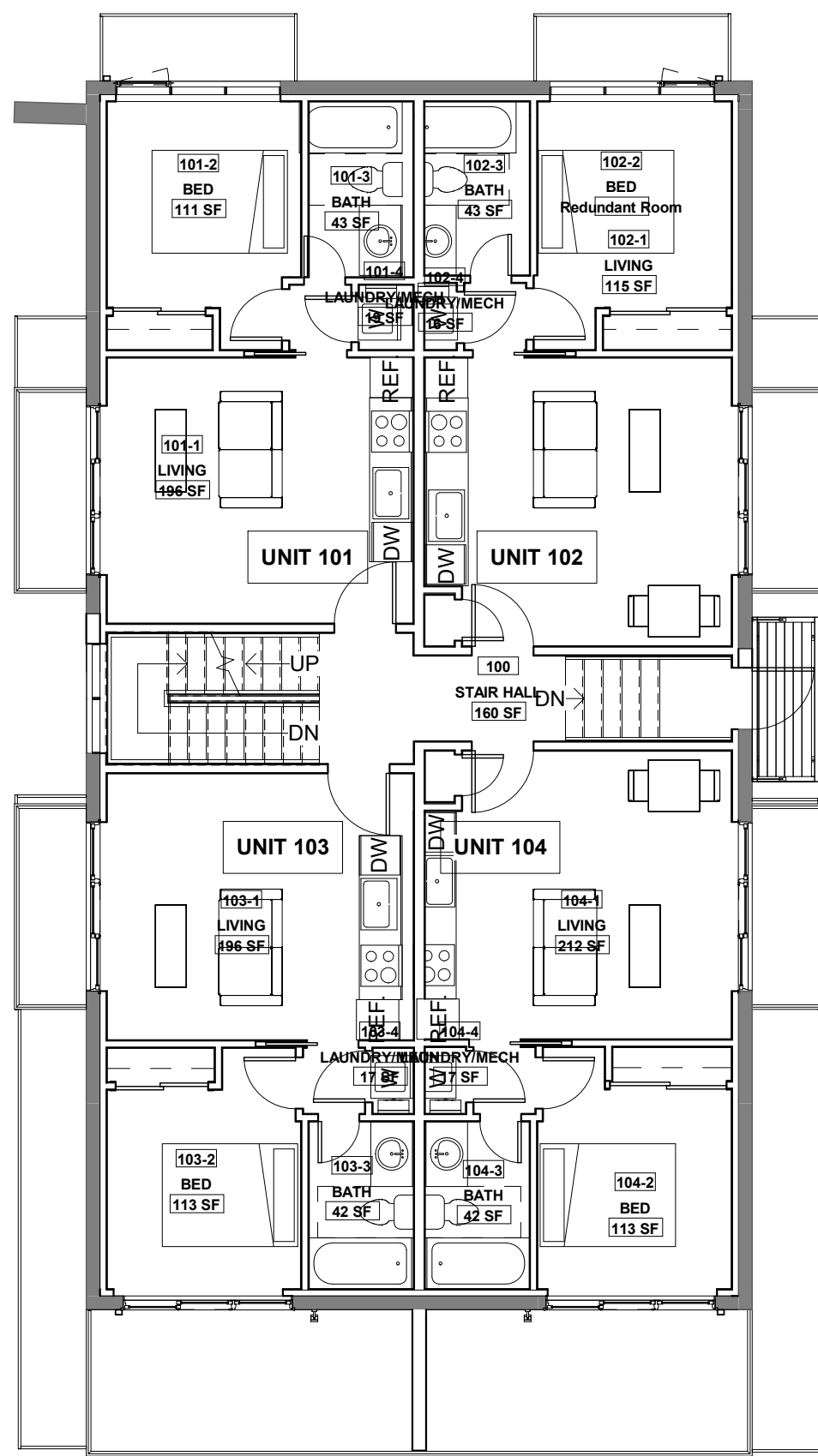
4 3rd FLOOR

BZA04 | BZA04 | 1/8" = 1'-0"



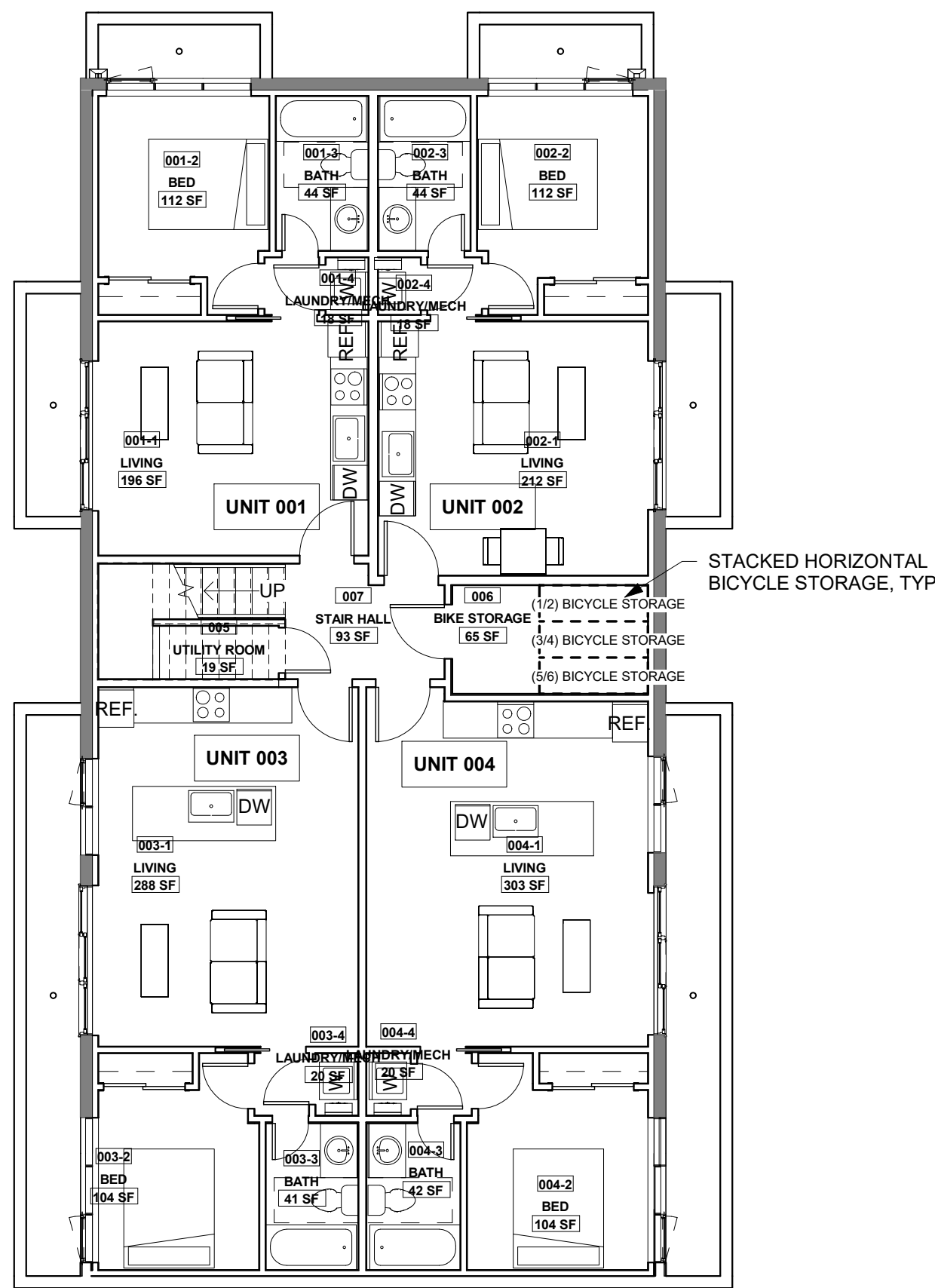
3 2nd FLOOR

BZA04 | BZA04 | 1/8" = 1'-0"



2 1st FLOOR

BZA04 | BZA04 | 1/8" = 1'-0"



1 00 CELLAR

BZA04 | 1/8" = 1'-0"

PERMIT SET 93 Hawaii Ave NE

R. MICHAEL CROSS
DESIGN GROUP

REVISION SCHEDULE

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1	DOEE Rev 1	06/02/21

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CHECK : Checker

17 AUG 2021

TYPICAL 16 UNIT
PLAN

BZA04

FULL-SIZE HALF-SIZE
1/8" = 1'-0"

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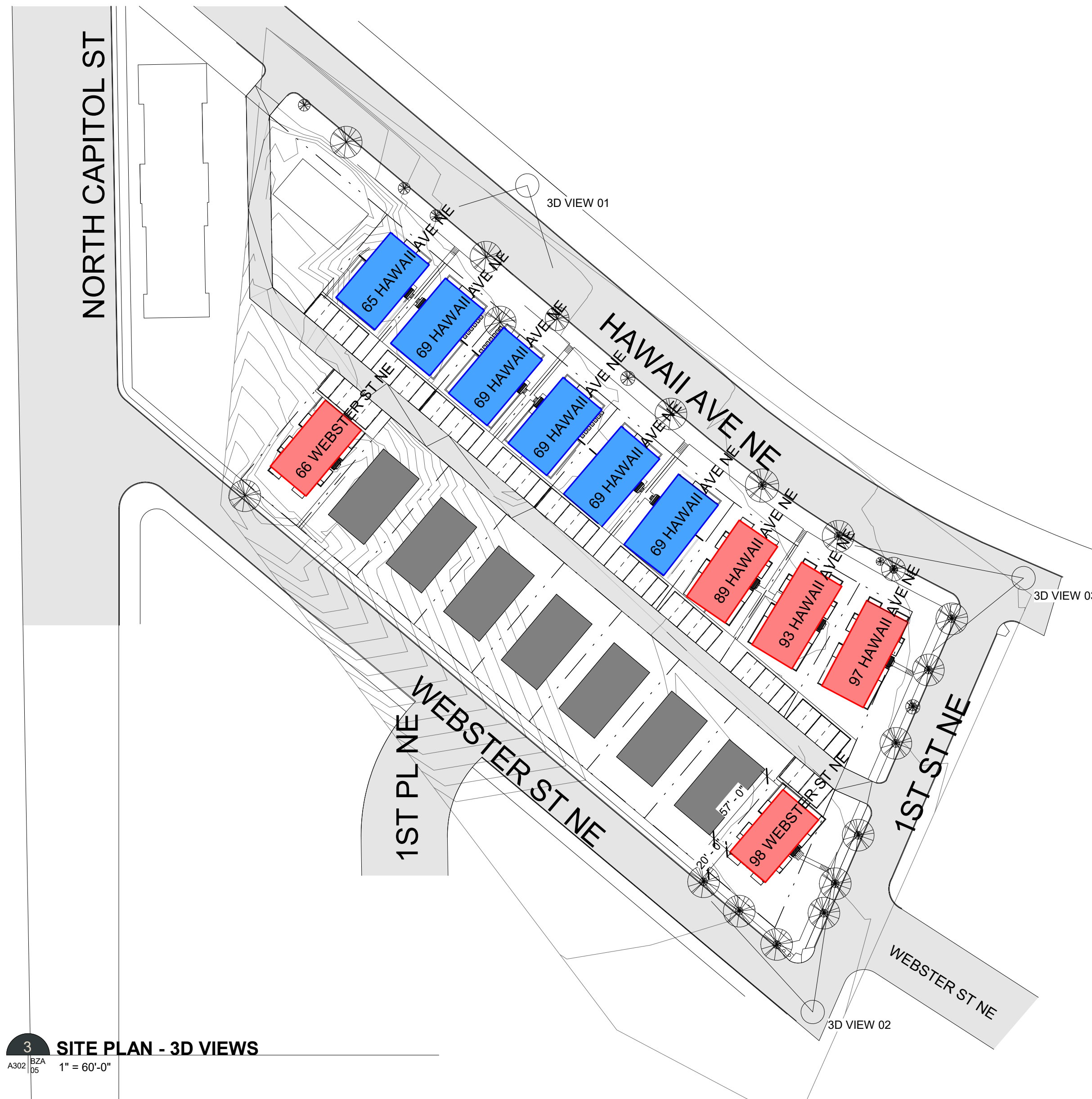
4 FRONT ELEVATION ALONG HAWAII AVE
BZA 05



2 CORNER OF WEBSTER AND 1ST ST NE
BZA 05



1 CORNER OF HAWAII AND 1ST ST NE
BZA 05



3 SITE PLAN - 3D VIEWS
A302 BZA 05
1" = 60'-0"

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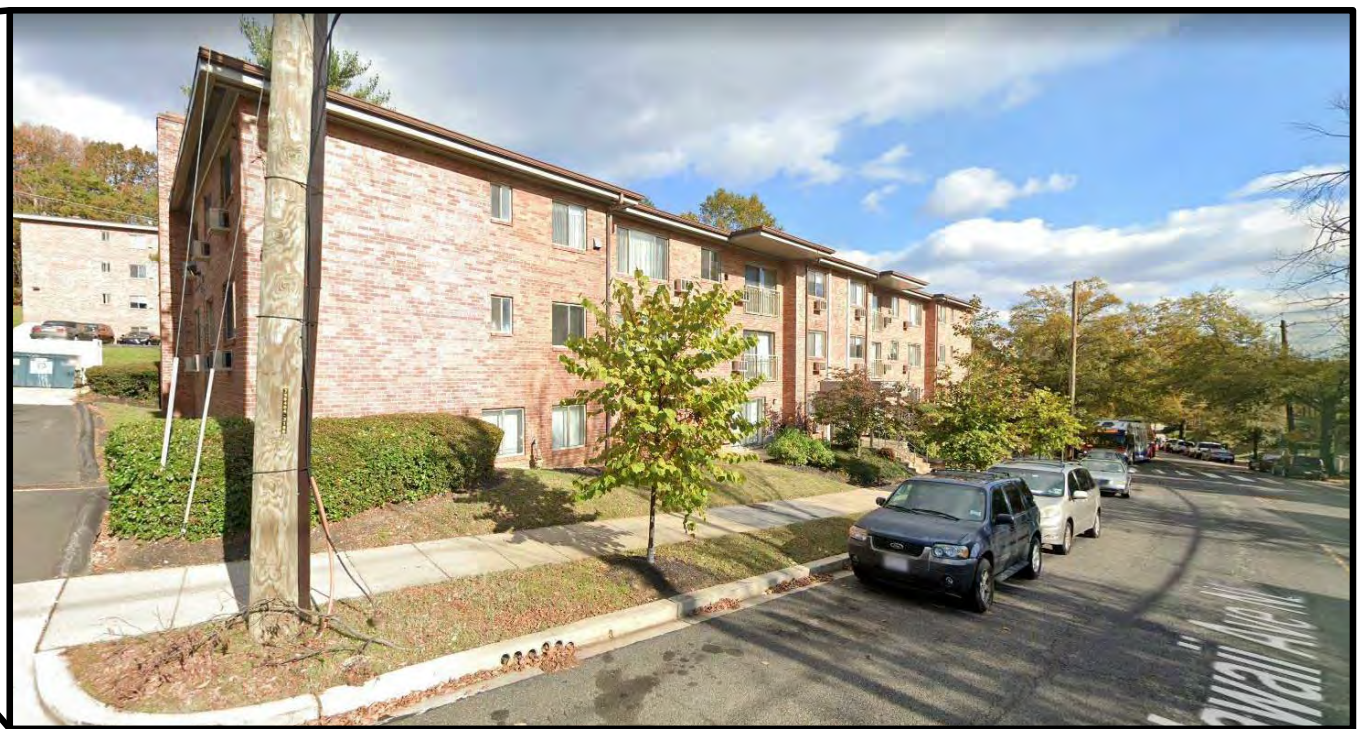
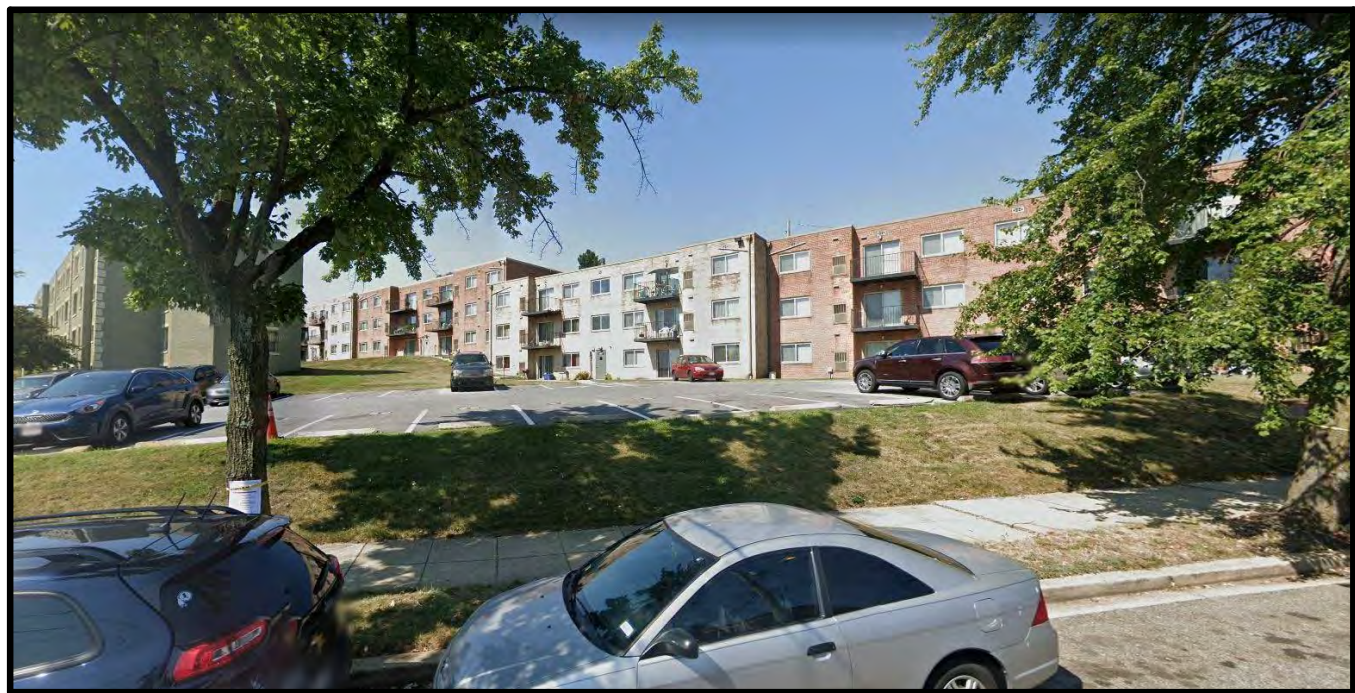
DRAW : Author
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23 FEB 2021

HW 3D VIEWS

M2R BZA 05

FULL-SIZE HALF-SIZE
1" = 60'-0"





SITE PLAN LEGEND

- PROPOSED 9-UNIT STRUCTURE
- PROPOSED 16-UNIT STRUCTURE

SCHEMATIC DESIGN HAWAII AVE & WEBSTER ST NE
R. MICHAEL CROSS
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CHECK :

Author
Checker

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PHOTOS OF
BLOCK

M2R | HW

BZA 07

FULL-SIZE
1/4" = 1'-0"

HALF-SIZE

BIORETENTION AREA

PERVIOUS PAVERS

SHRUB

TREE



- EXISTING GRADE TO REMAIN, EXCEPT IN REAR OF PROPERTIES WHERE PVIOUS PARKING PADS WILL BE CREATED
- ALL PROPERTIES ARE SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS. THIS WILL BE SATISFIED THROUGH PVIOUS PARKING PADS, BIORETENTION AREAS, PLANTINGS, AND GREEN ROOFS

1 SITE PLAN - LANDSCAPING

SCHEMATIC DESIGN HAWAII AVE & WEBSTER ST NE

■ R. MICHAEL CROSS

■ DESIGN GROUP

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23 FEB 2021		
HW	LANDSCAPING PLAN	
M2R	BZA 08	
	FULL-SIZE	HALF-SIZE
As indicated		

9/10/2021 12:39:14 PM