

65 HAWAII- ZONING INFO

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

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	16-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	1 Spaces	5 Spaces

73 HAWAII- ZONING INFO

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

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	16-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	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	1 Spaces	5 Spaces

81 HAWAII- ZONING INFO

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

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	16-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	1 Spaces	5 Spaces

69 HAWAII- ZONING INFO

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

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	16-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	36' - 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	1 Spaces	5 Spaces

77 HAWAII- ZONING INFO

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

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	16-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	1 Spaces	5 Spaces

85 HAWAII- ZONING INFO

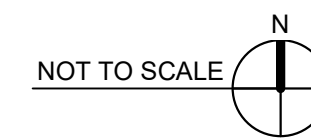
Address:	85 HAWAII AVE NE
SSL:	WASHINGTON DC 20011
Zoning:	3674 0007
Historic District:	RA-1
Lot Area:	N/A
Lot Width :	4958 SF
ANC:	51.93 FT
	5A06

	EXISTING	ALLOWED	PROPOSED
Land Use:	8-Unit Multi-Family	3 MAX	16-Unit Multi-Family
# of Stories:	2	3 MAX	3
Rear Yard:	22' - 0"	20 FT MIN	29' - 11"
Side Yard:	10' - 1"	8 FT	10' - 0"
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	1 Spaces	5 Spaces

BZA SET

65, 69, 73, 77, 81 & 85 HAWAII ST NE WASHINGTON DC 20011

KEY LOCATION MAP



BZA NARRATIVE

THE PROPERTY OWNER OF THE THE LISTED PROPERTIES IS PROPOSING TO CONVERT THE EXISTING 8-UNIT MULTI-FAMILY APARTMENTS INTO 16-UNIT MULTI-FAMILY APARTMENTS.

THIS IS A REVISION TO PREVIOUSLY APPROVED BZA CASE # 20507. PROPERTIES PREVIOUSLY APPROVED TO BE 16-UNITS, NAMELY 66 WEBSTER, 98 WEBSTER, 89 HAWAII, 93 HAWAII & 97 HAWAII TO REMAIN, NOT IN SCOPE UNDER THIS REVISION.

DRAWING LIST - BZA

Sheet Number	Sheet Name
BZA 01	COVER SHEET
BZA 02	SITE PLAN
BZA 03	TYPICAL 16 UNIT FLOOR PLAN
BZA 04	TYP. ELEVATIONS- 16 UNITS
BZA 05	3D VIEWS
BZA 06	PHOTOS OF NEIGHBORHOOD
BZA 07	3D VIEW OF BLOCK
BZA 08	LANDSCAPING PLAN

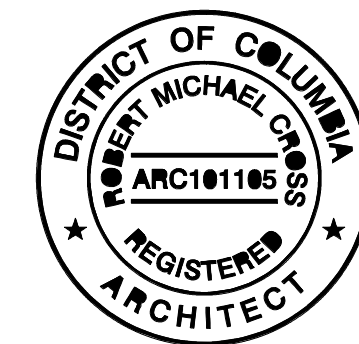


1 BZA 01 3D VIEW- HAWAII BLOCK

NOT TO SCALE

SOLID BRICK VENTURES LLC
BZA SET
HAWAII AVE NE

R. MICHAEL CROSS
DESIGN GROUP



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

DRAW :
CHECK :
23 APR 2025
COVER SHEET
BZA 01
FULL-SIZE HALF-SIZE
As indicated

5/19/2025 11:49:19 AM

NORTH CAPITOL ST



SITE PLAN LEGEND

- PROPOSED 16-UNIT STRUCTURE
- NOT IN SCOPE
- PREVIOUSLY APPROVED TO REMAIN, NOT IN SCOPE



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NO.	DESCRIPTION	DATE

DRAW :
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23 APR 2025

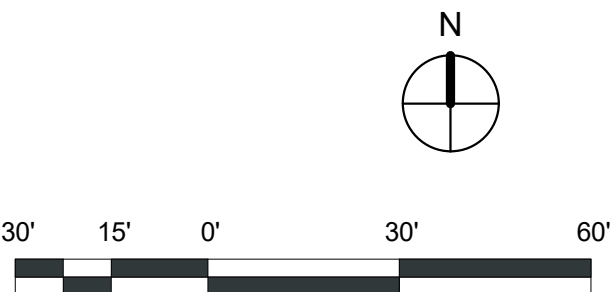
HW
M2R

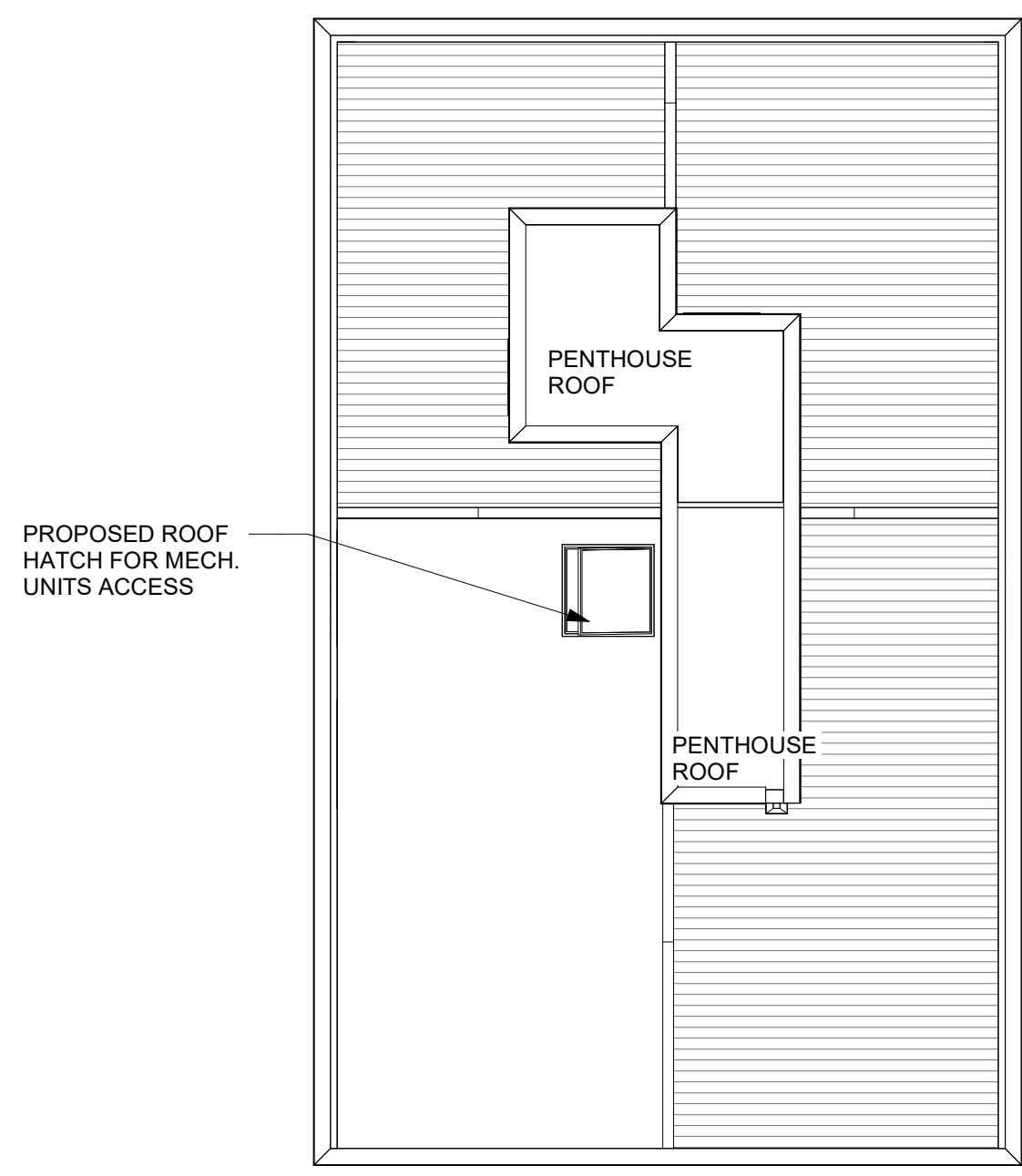
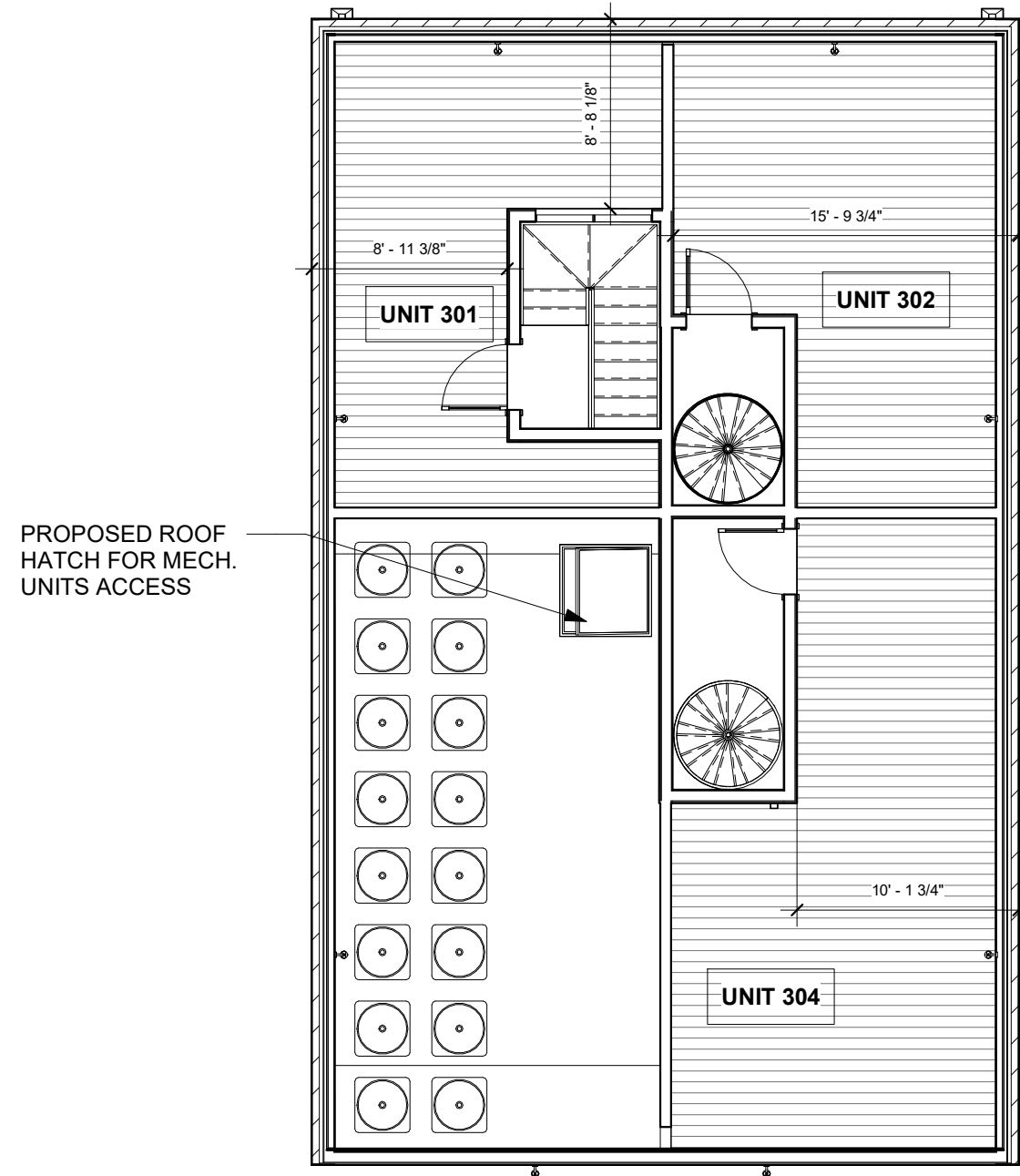
SITE PLAN
BZA 02

FULL-SIZE HALF-SIZE
As indicated

SOLID BRICK VENTURES LLC
BZA SET HAWAII AVE NE

R. MICHAEL CROSS
DESIGN GROUP





BUILDING SUMMARY

TOTAL LOT - 4710 SF
LOT OCCUPANCY ACHIEVED - 40% (MAX ALLOWED)
F.A.R. ACHIEVED - 1.08

TOTAL BUILDING GFA PER ZONING - 5086.80 SF
CELLAR AREA - 1883.90 SF

TOTAL GROSS BUILDING AREA (INCLUDING CELLAR) - 7190.75 SF

TOTAL 16 UNITS - ALL TO BE 1 BEDROOMS / 1 BATHROOM

INCLUSIONARY ZONING CALCULATIONS

ALL UNITS ARE 1 BED, 1 BATH

TOTAL NET RES. IZ REQUIRED PER CIZC= 645 SF

DHCD REQUIREMENTS CALCULATIONS

TOTAL NET AREA OF ALL UNITS EXCEPT IZ UNITS= 4,916.88/14= 351.20 SF

98% OF AVERAGE SIZE OF THE SAME TYPE OF MARKET RATE UNIT= 344.18 SF

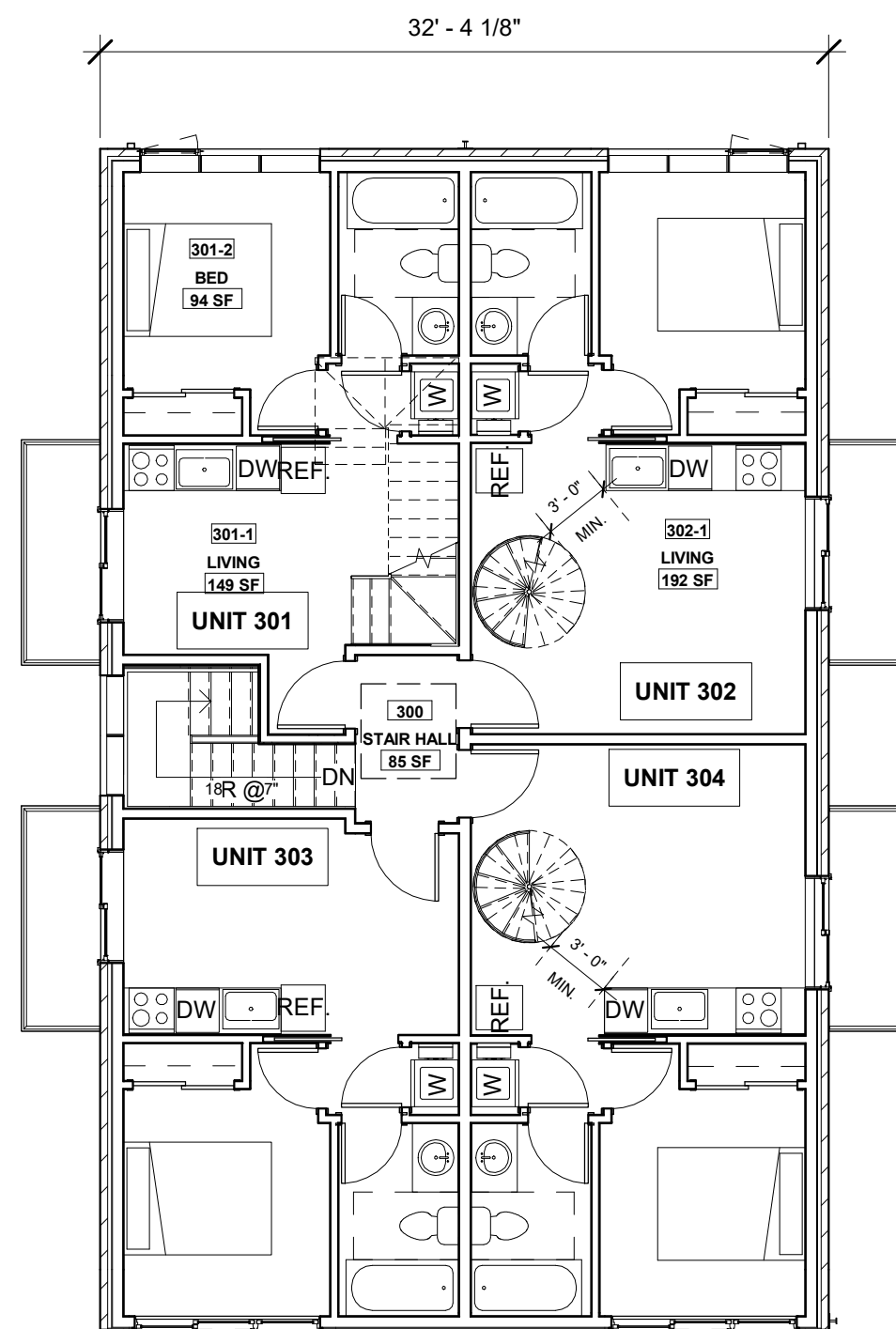
IZ UNIT PROPOSED = UNIT 202 & 301
NET AREA= 373.35 SF & 392.13 SF

TOTAL IZ AREA PROVIDED= 765.48 SF

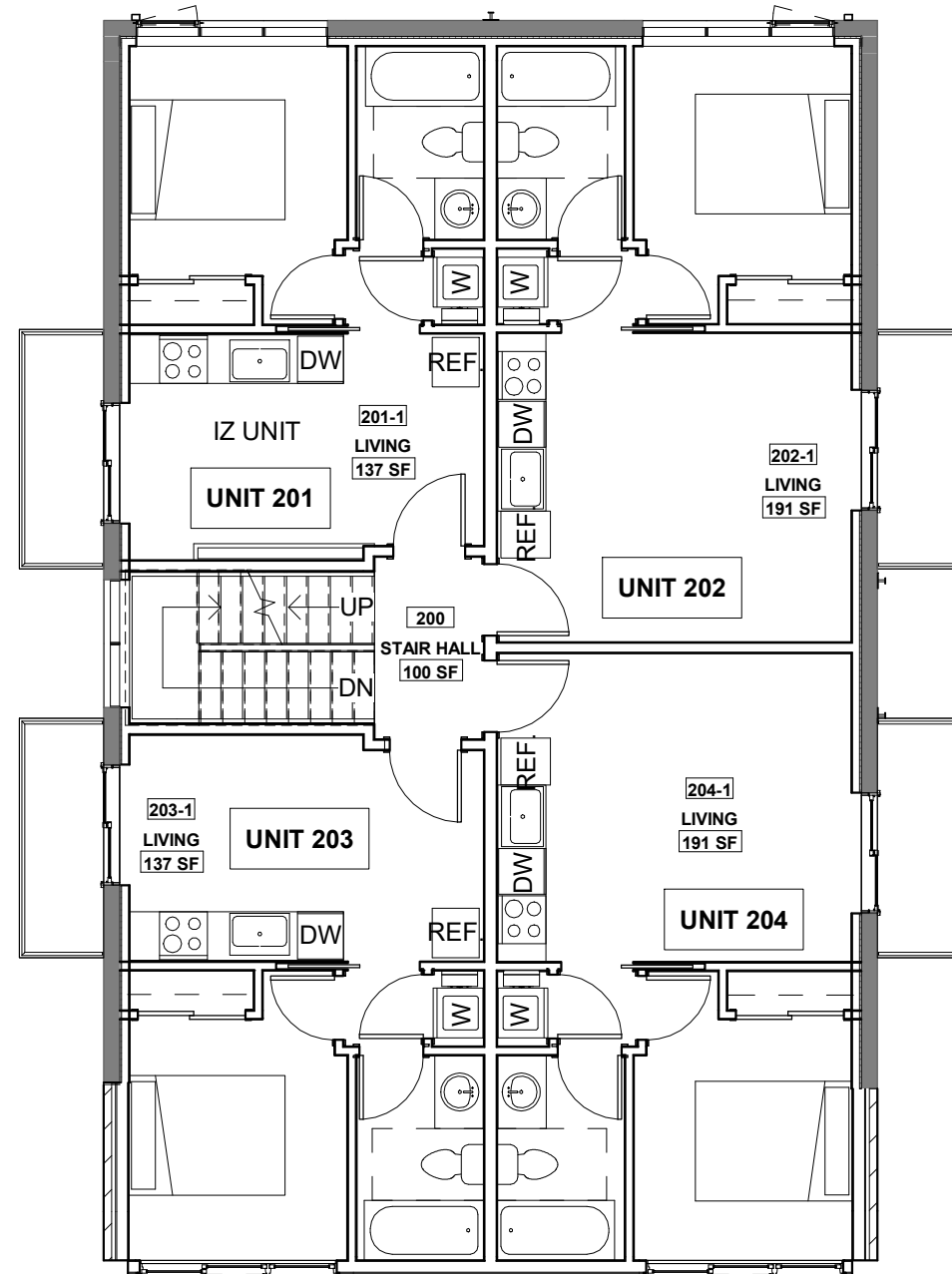
5 ROOF- BZA
A201 | BZA03 1/8" = 1'-0"



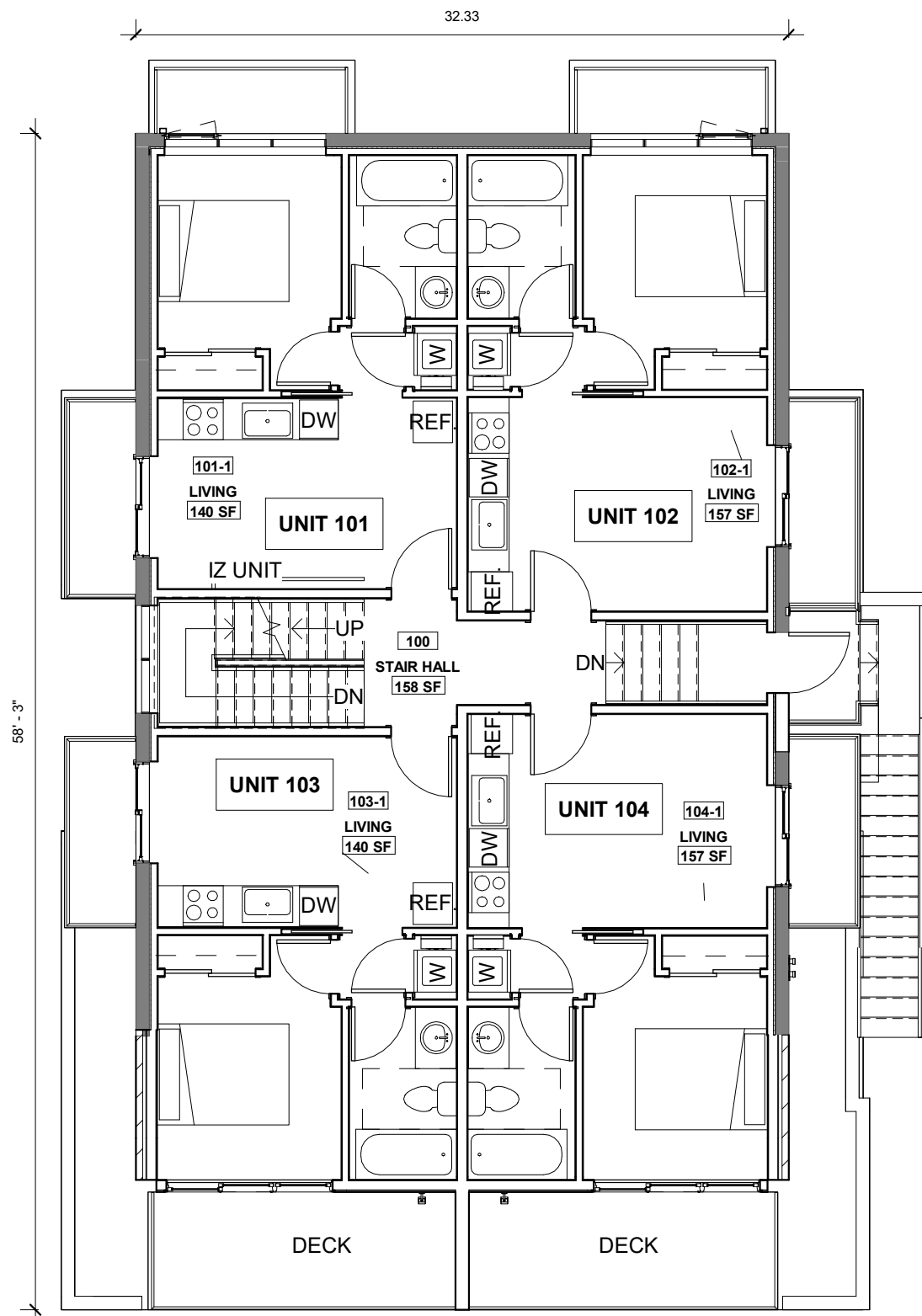
6 T.O. PENTHOUSE ROOF- BZA
A201 | BZA03 1/8" = 1'-0"



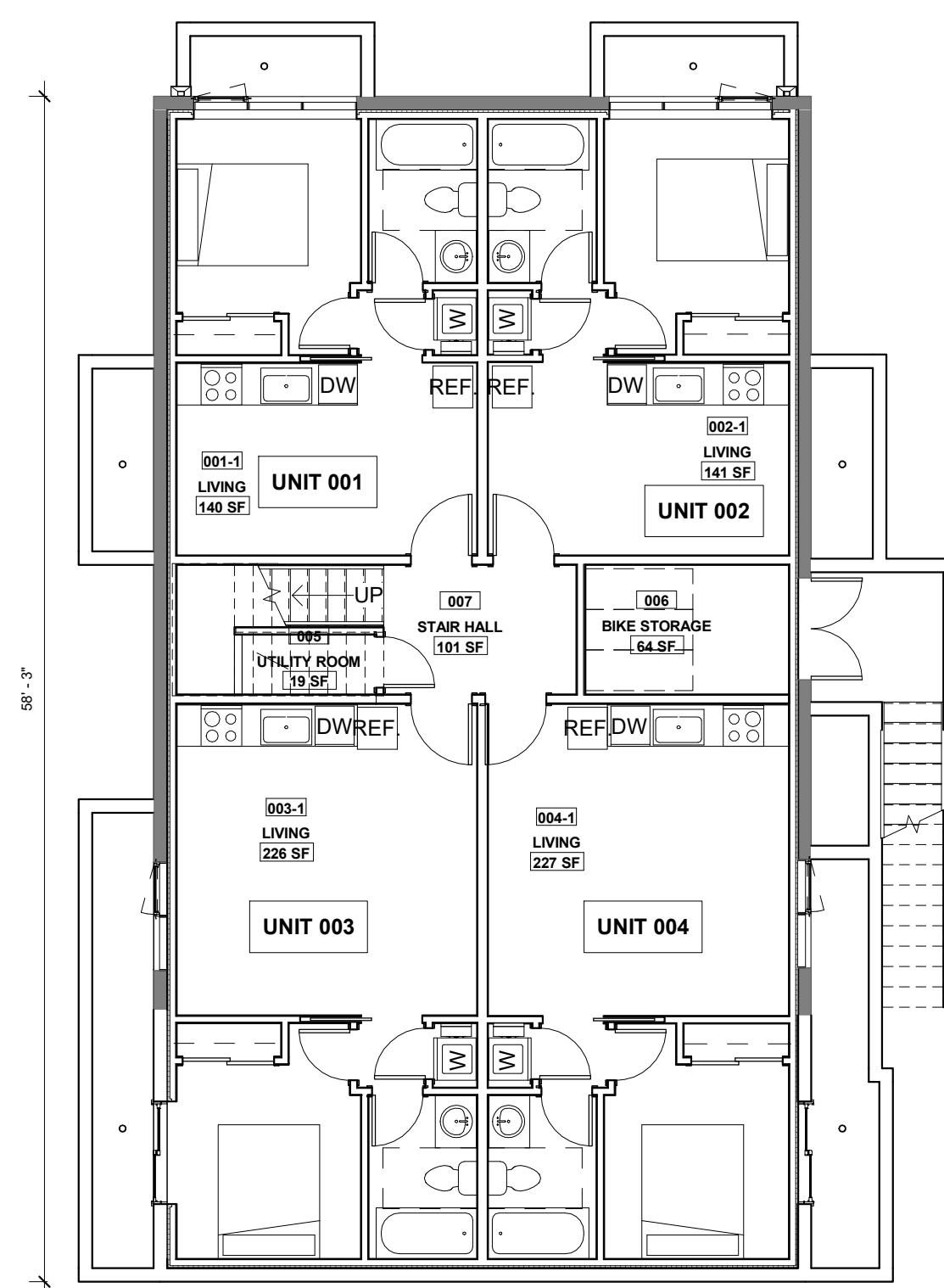
4 3rd FLOOR- BZA
A201 | BZA03 1/8" = 1'-0"



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



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

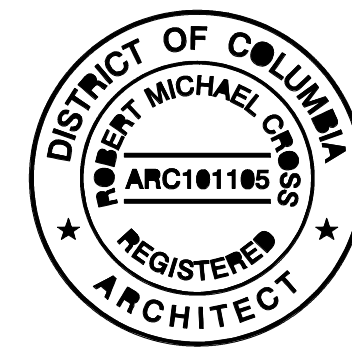


1 00 CELLAR- BZA
A202 | BZA03 1/8" = 1'-0"



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HAWAII AVE NE
BZA SET

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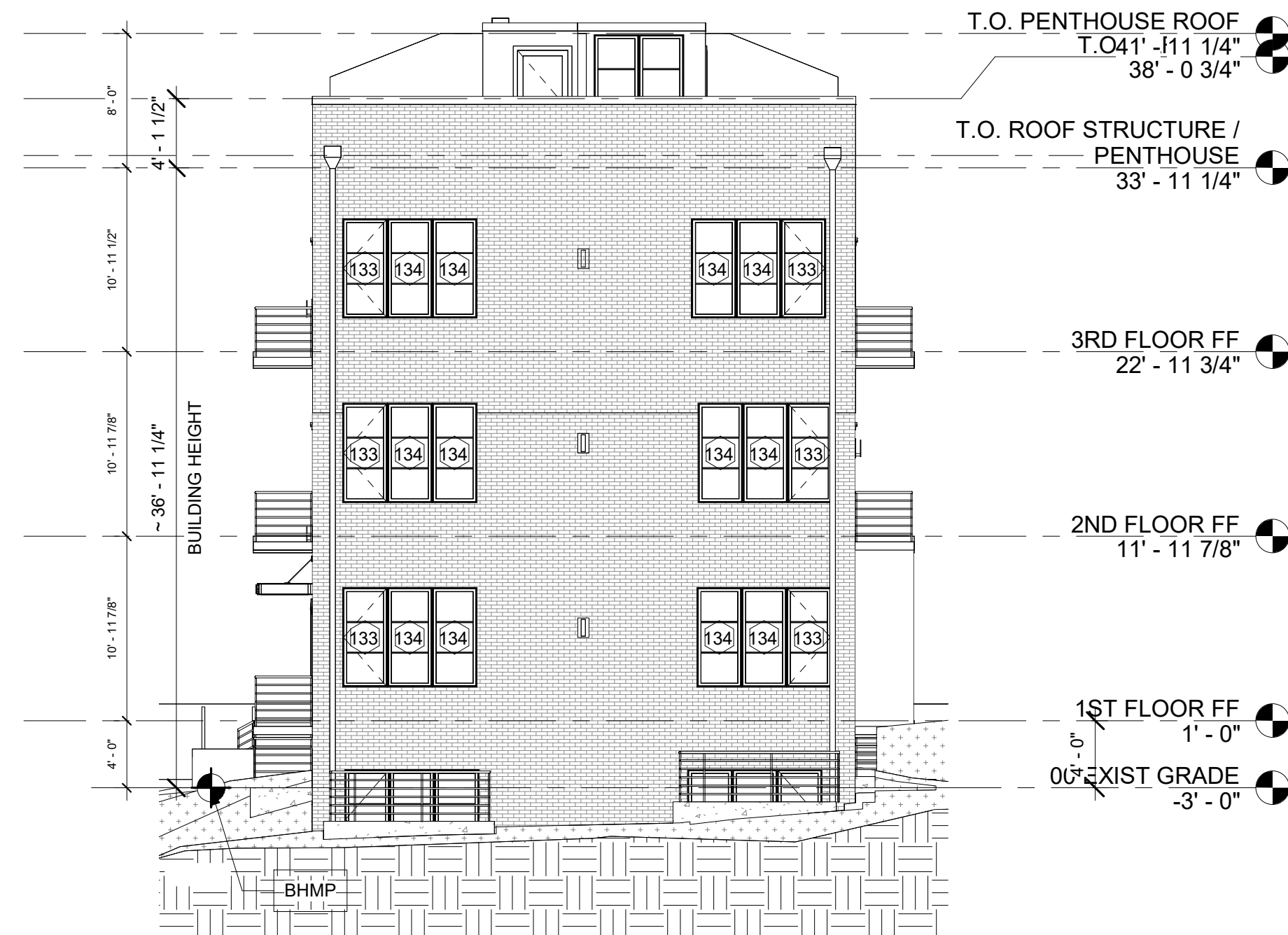
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

DRAW :
CHECK :
15 AUG 2025
TYPICAL 16 UNIT
FLOOR PLAN
BZA03
FULL-SIZE HALF-SIZE
1/8" = 1'-0"



1 FRONT ELEVATION (EAST)- BZA

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



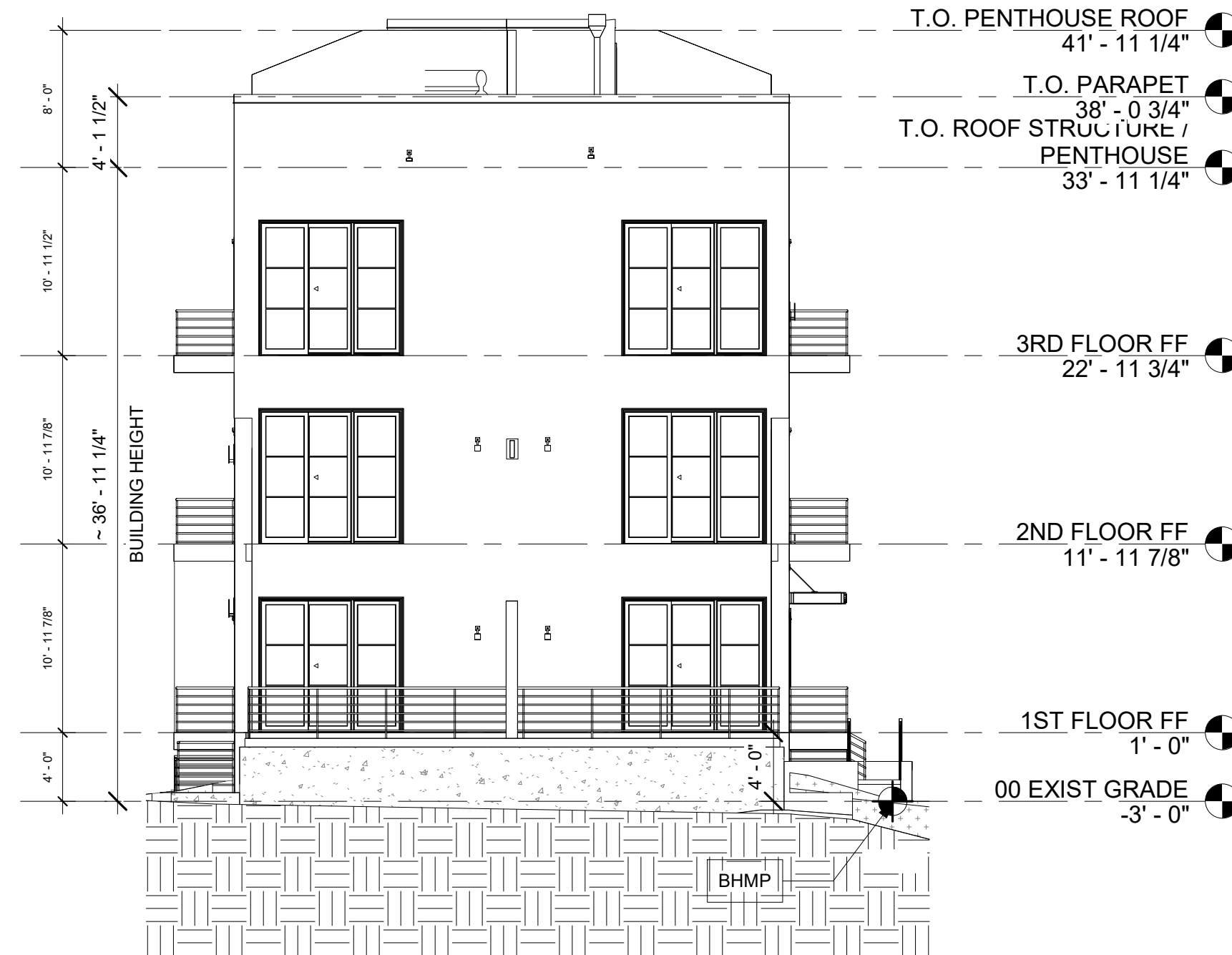
2 STREET ELEVATION (NORTH)- BZA

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



3 REAR ELEVATION (WEST)- BZA

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



4 SOUTH Copy 1

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



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NO.	DESCRIPTION	DATE

DRAW :
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15 AUG 2025
TYP.
ELEVATIONS- 16
UNITS
BZA04
FULL-SIZE HALF-SIZE
1/8" = 1'-0"

8/18/2025 8:35:59 AM



2 3D VIEW- FRONT OF THE BLOCK

NOT TO SCALE



3 3D VIEW FROM CORNER OF HAWAII & FIRST ST NE

NOT TO SCALE



4 3D VIEW FROM PUBLIC ALLEY

NOT TO SCALE



1 SITE PLAN - 3D VIEWS KEYPLAN

1" = 60'-0"

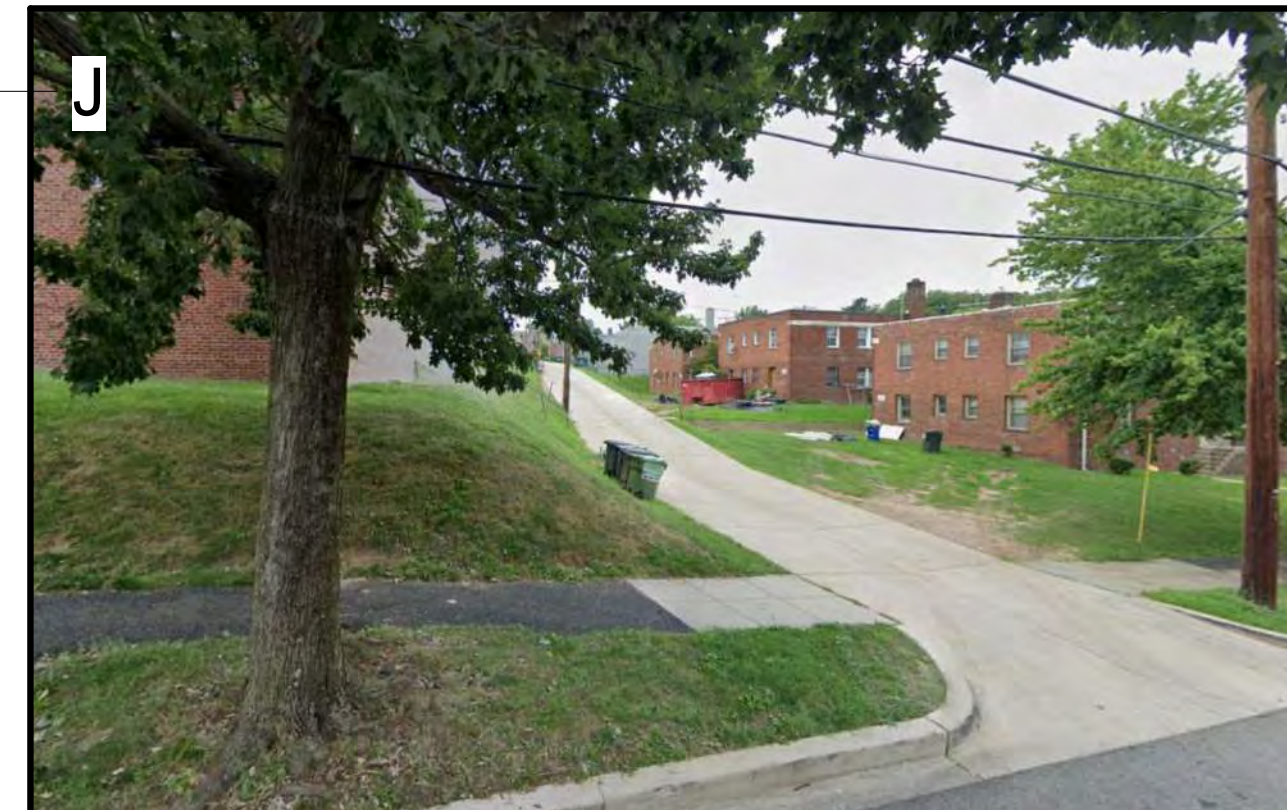
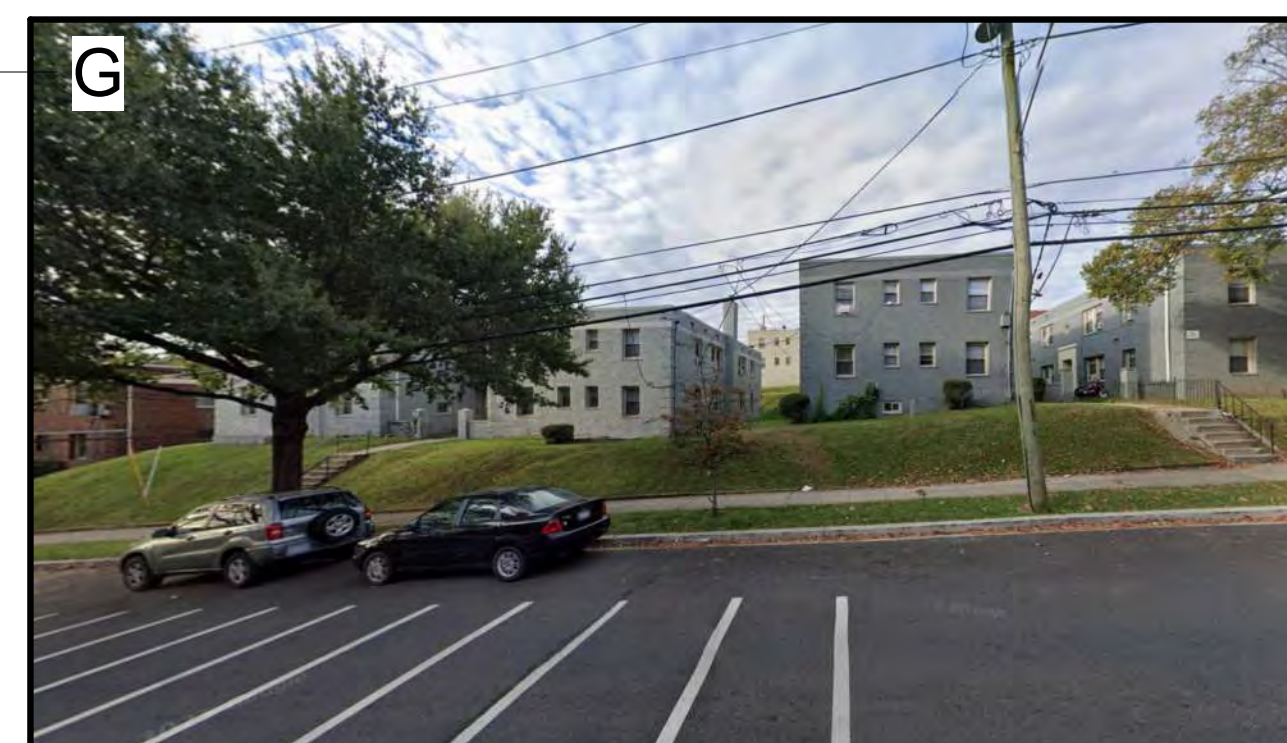
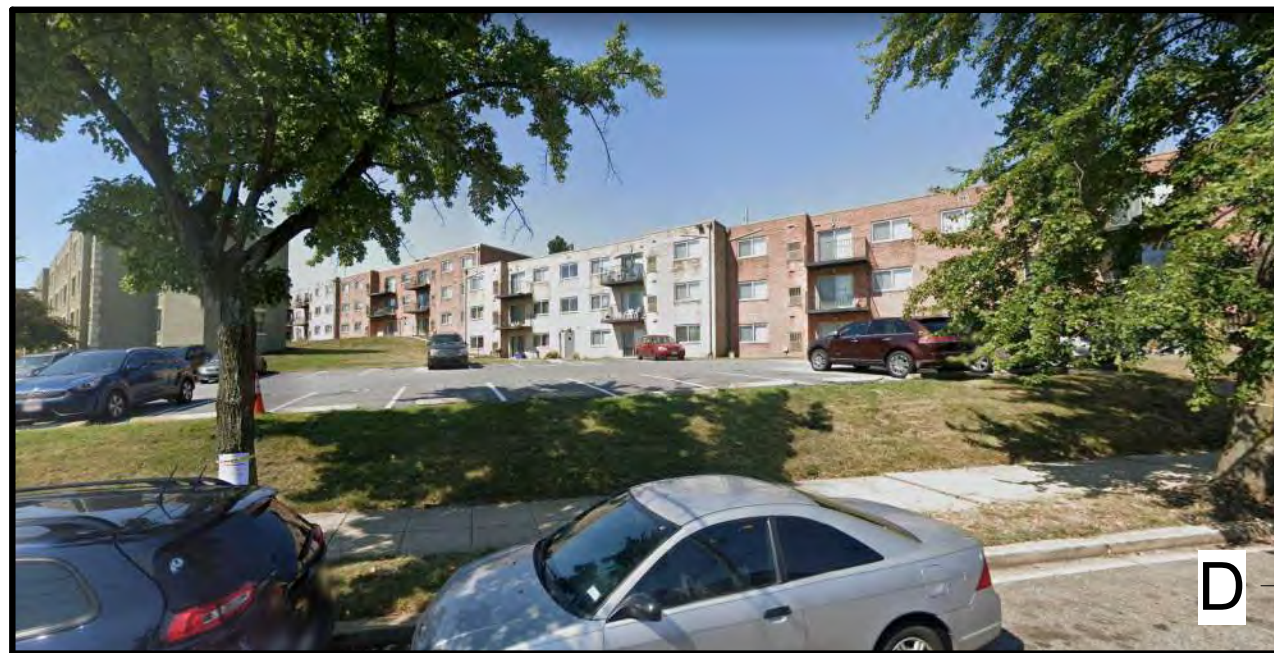
SOLID BRICK VENTURES LLC
BZA SET HAWAII AVE NE
R. MICHAEL CROSS
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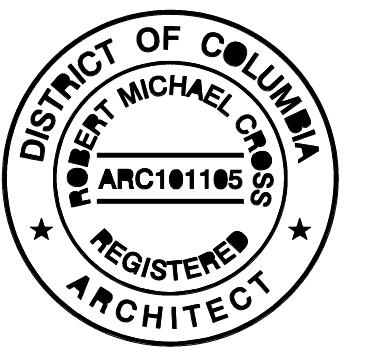
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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23 APR 2025
3D VIEWS
BZA 05
FULL-SIZE HALF-SIZE
As indicated

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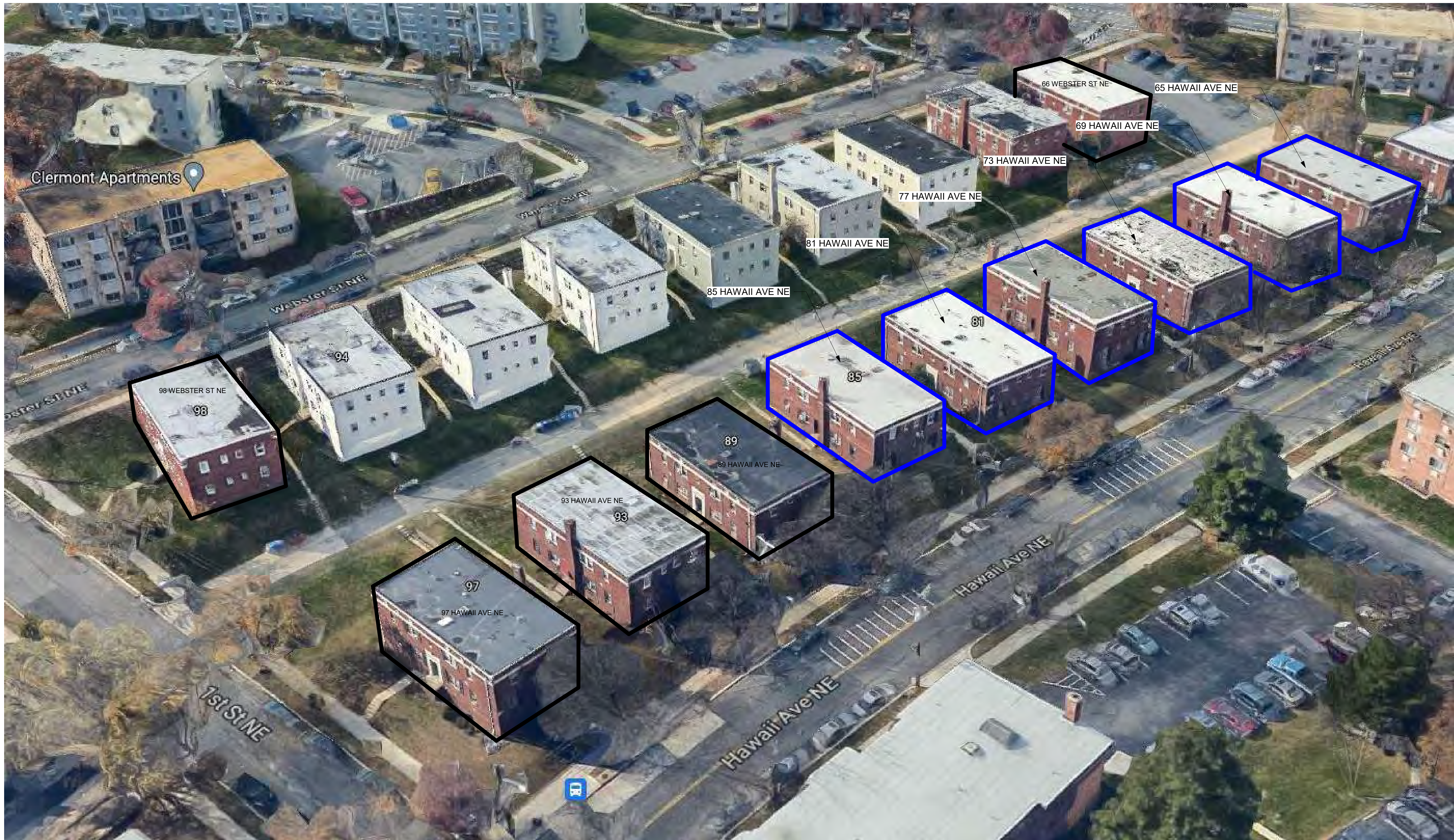


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BZA SET
HAWAII AVE NE
R. MICHAEL CROSS
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NO.	DESCRIPTION	DATE

DRAW :
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23 APR 2025
PHOTOS OF
NEIGHBORHOOD
HW
M2R
BZA 06
FULL-SIZE HALF-SIZE
As indicated



SITE PLAN LEGEND

-  PROPOSED 16-UNIT STRUCTURE
-  PREVIOUSLY APPROVED TO REMAIN, NOT IN SCOPE



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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23 APR 2025

HW

3D VIEW OF
BLOCK

M2R

BZA 07

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

HALF-SIZE

NORTH CAPITOL ST

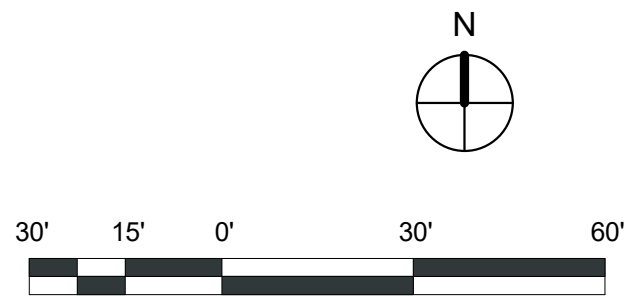


LANDSCAPE LEGEND

- BIORETENTION AREA
- PERVIOUS PAVERS
- SHRUB
- TREE
- PROPOSED 16-UNIT STRUCTURE
- NOT IN SCOPE
- PREVIOUSLY APPROVED TO REMAIN, NOT IN SCOPE

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

1 SITE PLAN - LANDSCAPING
A302 BZA 08 1" = 30'-0"



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23 APR 2025

LANDSCAPING PLAN

M2R HW BZA 08

FULL-SIZE HALF-SIZE
As indicated

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BZA SET HAWAII AVE NE
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