

**DC DEPARTMENT OF BUILDINGS**  
**OFFICE OF ZONING ADMINISTRATION**  
1100 4<sup>th</sup> Street SW, Washington, DC 20024 | 202.671.3500 | dob.dc.gov

October 21, 2025

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment

*MWdau for KB*

**FROM:** Kathleen Beeton  
Zoning Administrator

**PROJECT INFORMATION:** Address: 1703 Bunker Hill Rd NE  
Square, Suffix, Lot: Square 4163, Lot 0003  
Zoning District: R-1B  
DCRA Permit #: HO2500778

**SUBJECT:** Expanded Child Development Home of 10-12 Children

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special Exception	U-251.1(b(3)) U-251.3(f) U-251.6(b) X-901.2	Proposed expansion of an existing Child Development Home to 10-12 Children.

\*\*\* No computation sheets attached\*\*\*

*Note: All applicants must provide the Office of the Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administration.*



NOTES AND COMPUTATIONS						
Building Permit #: HO2500778		Zone: R-1B			N&C Cycle #: 1	
DOB BZA Case #:		Existing Use: One-dwelling unit/ CDH			Date of Review: 10/21/2025	
Property Address: 1703 Bunker Hill Rd NE		Proposed Use: One-dwelling unit/ CDH			Reviewer: MN	
Square: 4163	Lot(s): 0003	ZC/BZA Order:				
Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	7,107	5,000	N/A	Unchanged	N/A	Existing Record Lot
Lot width (ft. to the tenth)	65.0	50.0	N/A	Unchanged	N/A	Existing Record Lot
Building area (sq. ft.)	1,560.0	N/A	1	N/A	N/A	N/A
Lot occupancy (building area/lot area)	22%	N/A	40%	Unchanged	N/A	N/A
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Number of children	9	N/A	9	12	3	U-251.(b)(3)
Floor area dedicated to child development home (35 sf. Ft. per individual) (sq. ft.)	468.0	420.0	N/A	468.0	N/A	N/A
Number of staff outside of the Household	2	N/A	3	Unchanged	N/A	N/A
Activities Outside the building	Yes	N/A	No	Yes	Yes	U-251.3(f)
Accessory building height (stories)	N/A	N/A	N/A	N/A	N/A	N/A
Accessory building height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Front yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Rear yard (ft. to the tenth)	25.4	25.0	N/A	Unchanged	N/A	N/A
Side yard,	N/A	N/A	N/A	N/A	N/A	N/A
Open court	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle parking spaces (number)	0	1	N/A	Unchanged	N/A	N/A
Pervious surface (%)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, principal (#)	1	N/A	1	Unchanged	N/A	N/A
Dwelling units, accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
Other: *	Applicant indicated that activities will be conducted outside of the building in a playground.					