

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

October 21, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment *MN/daw 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.*



Board of Zoning Adjustment
District of Columbia
CASE NO. 21424
EX-17 NO. 6

| 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. | | | | | |