



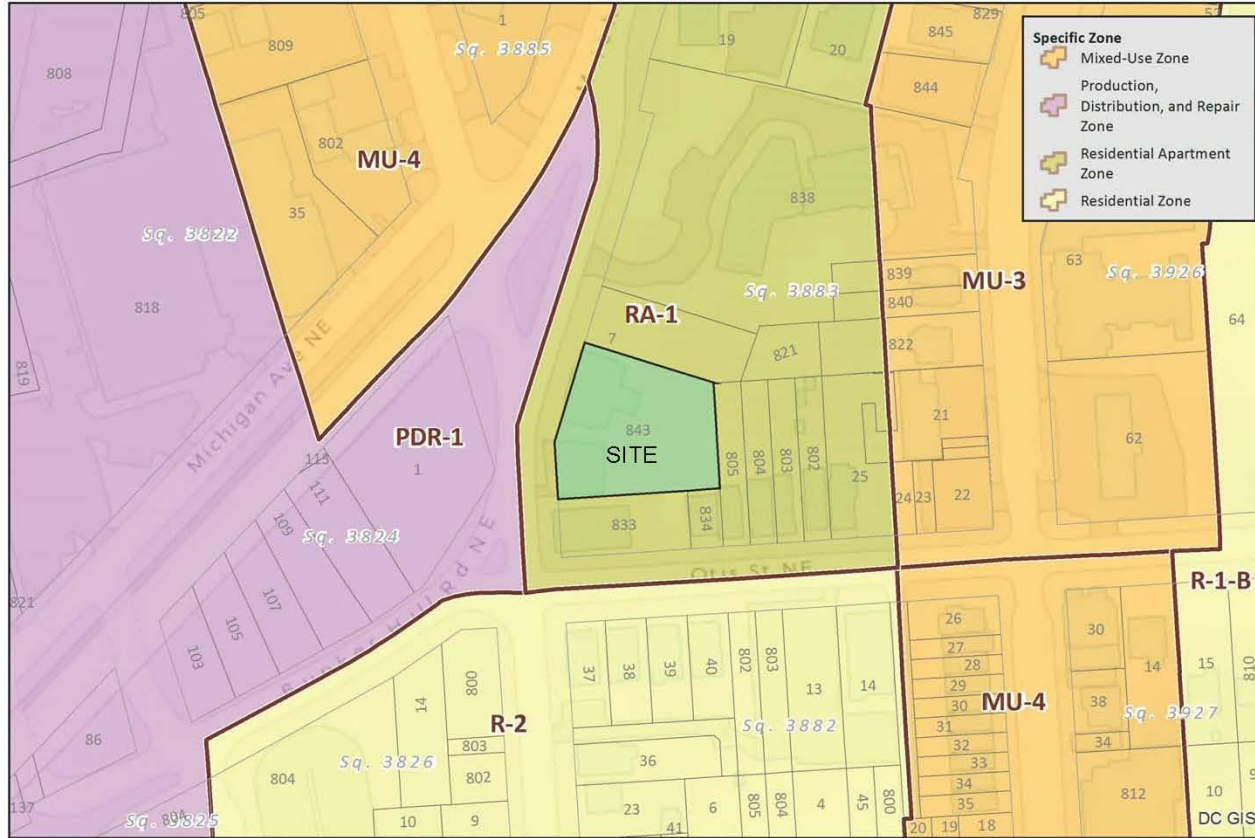
**Mary House**  
**1005 Bunker Hill Rd. NE**  
**March 21, 2018**

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19706  
EXHIBIT NO. 37



# Site Location + Zoning

1005 Bunker Hill Road NE | Washington, DC



CUNNINGHAM | QUILL ARCHITECTS PLLC

## ZONING SUMMARY

**Project Location:** 1005 Bunker Hill Rd NE, Washington, DC  
**Property Description:** Lot 0843, Square 3883  
**Lot Area:** 9,480 SF (Mary House) + 7,988 SF (Addition) = 17,468 SF  
**Building Footprint:** Mary House – 3,156 sf (6 units)  
 Addition - 3,592 sf (12 units)  
**Zoning District:** RA-1, Title 11 DCMR 2016 Zoning Regulations  
**ANC:** 5B

	Allowed	Actual	Relief Requested
Use	See Relief Requested	Apartment House	BZA Special Exception req. for residential development in RA Zone.
Height	40 ft or 3 Stories	37'-4" at BHMP and 3 stories.	None.
Lot Occupancy	40%	38.7%	None
FAR	0.9 + 20% IZ bonus density = 1.08	0.902	None
Rear Yard	20'	22'-3"	None.
Side Yard	South side yard required 8'-9". North side yard 8'	South side 16'-7" Exist. North side 7'-4"	None. Existing nonconforming north side yard acceptable if 2' minimum per F306.5
Front Setback	None required	5.1' at existing, 30.3' at addition	None
Court	Open 12'-2" min. width.	Open - 13'-7" circle for irregular shape	None
Parking	2 spaces, screening required	2 spaces	<u>Parking Calculation:</u> T701.5 Min. parking requirements for Residential, Multiple DU is 1 per 3 DU in excess of 4 DU. 12 DU - 4 DU = 8 DU / 3 = 3 Spaces 3 * 50% Reduction per C702.1(a) = <b>2 Parking Spaces Required.</b> BZA Special Exception required for parking in front yard. See C710.2b, C710.3a4.
Bike Parking	4 Long, 1 Short Term Space	4 LT Spaces, 1 ST space	None.
Loading	Not required	Not required	None. Not req'd if less than 50 DU
Driveway	8' min. width, 10' max. width	10' width	None
GAR	0.4 min.	0.4	None.
Projections	2' Max	2' max.	Cornices, eaves 2' max. into req. yards.

1054 26th STREET NW, SUITE 315, WASHINGTON DC 20007 | P 202.337.0090 | F 202.337.0092 | W CUNNINGHAMQUILL.COM

# Relief Requested:

1. Special Exception for a multi-family residential development in the RA-1 Zone.
2. Special Exception to allow parking in the front yard.
  1. Parking in front is the location of least impact for the site.
    1. No Alley Access to site.
    2. Site slopes away from the street.
    3. Side and rear neighbors in close proximity.
    4. Increased paving of the site.
  2. At DDOT's request, planting will be incorporated into the screening of the parking area.

# Community Context

1005 Bunker Hill Road NE | Washington, DC



SITE AERIAL ①



1. STREET VIEW OF SITE



2. 1000 OTIS ST NE



3. 1020-1030 OTIS ST NE



4. ADJACENT LOT



5. 1025 MICHIGAN AVE NE

# Existing Mary House Photos

1005 Bunker Hill Road NE | Washington, DC



EAST ELEVATION



SOUTH ELEVATION



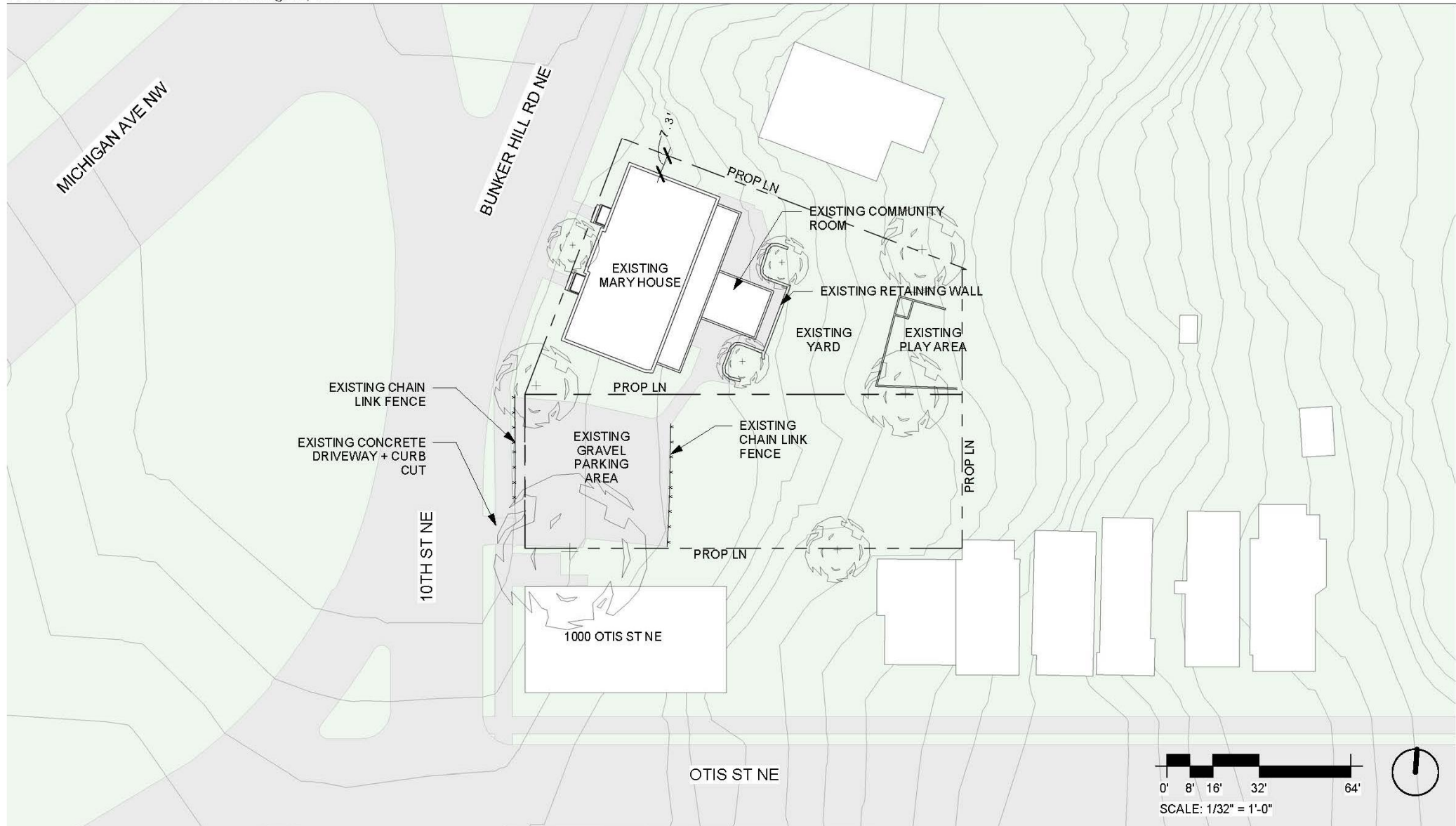
WEST ELEVATION



NORTH ELEVATION

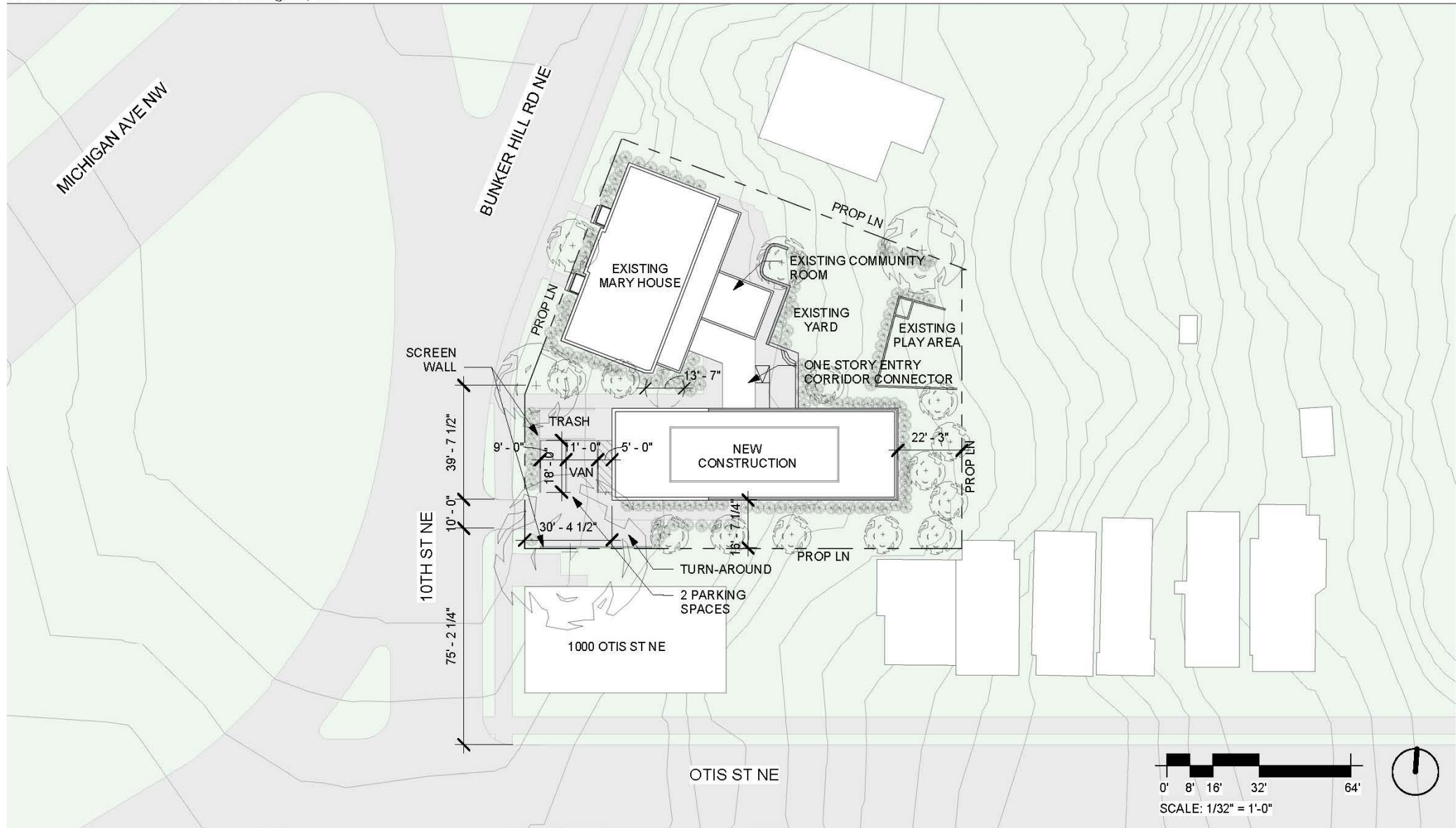
# Existing Architectural Site Plan

1005 Bunker Hill Road NE | Washington, DC



# Proposed Architectural Site Plan

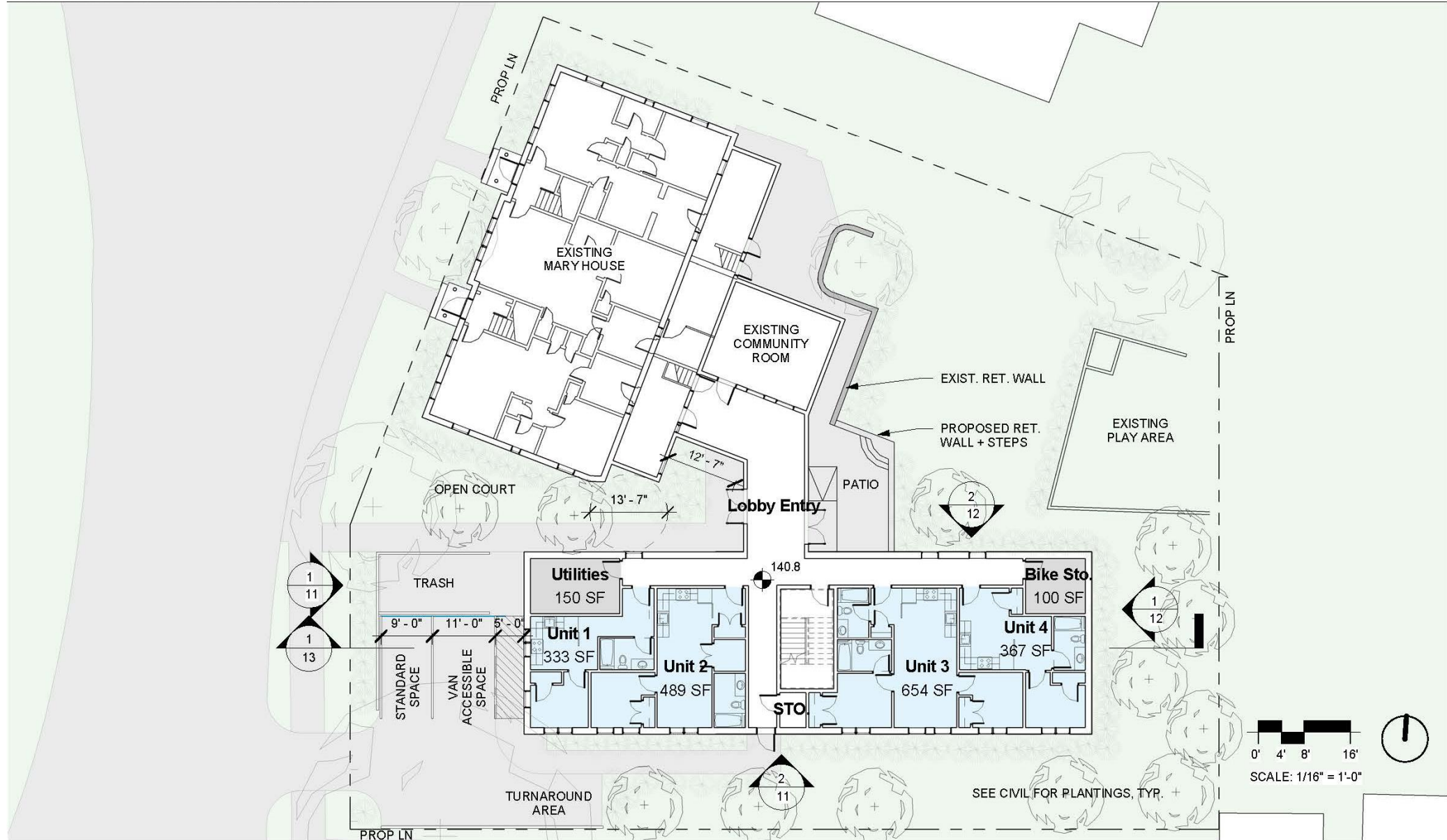
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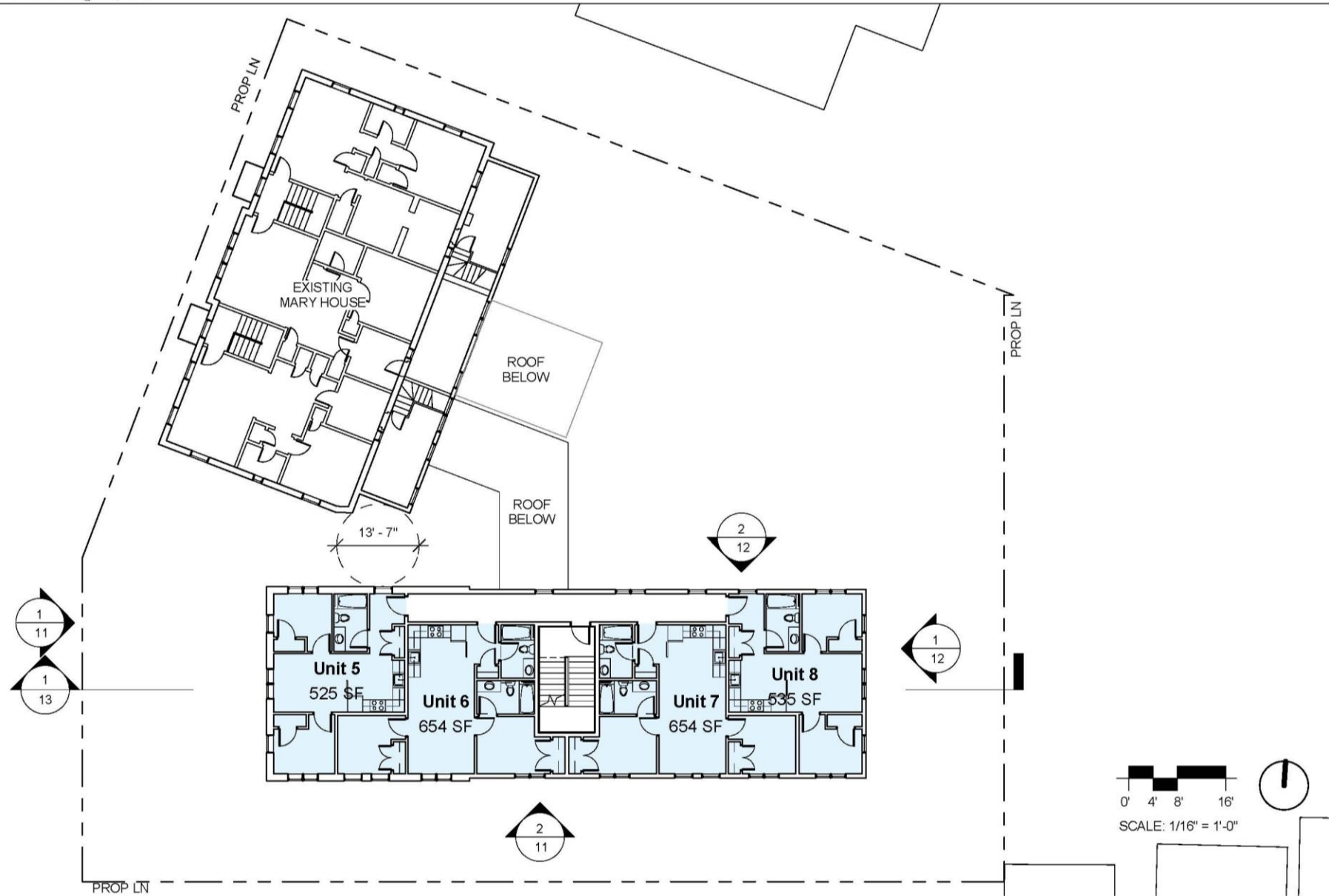
# Proposed Ground Floor Plan

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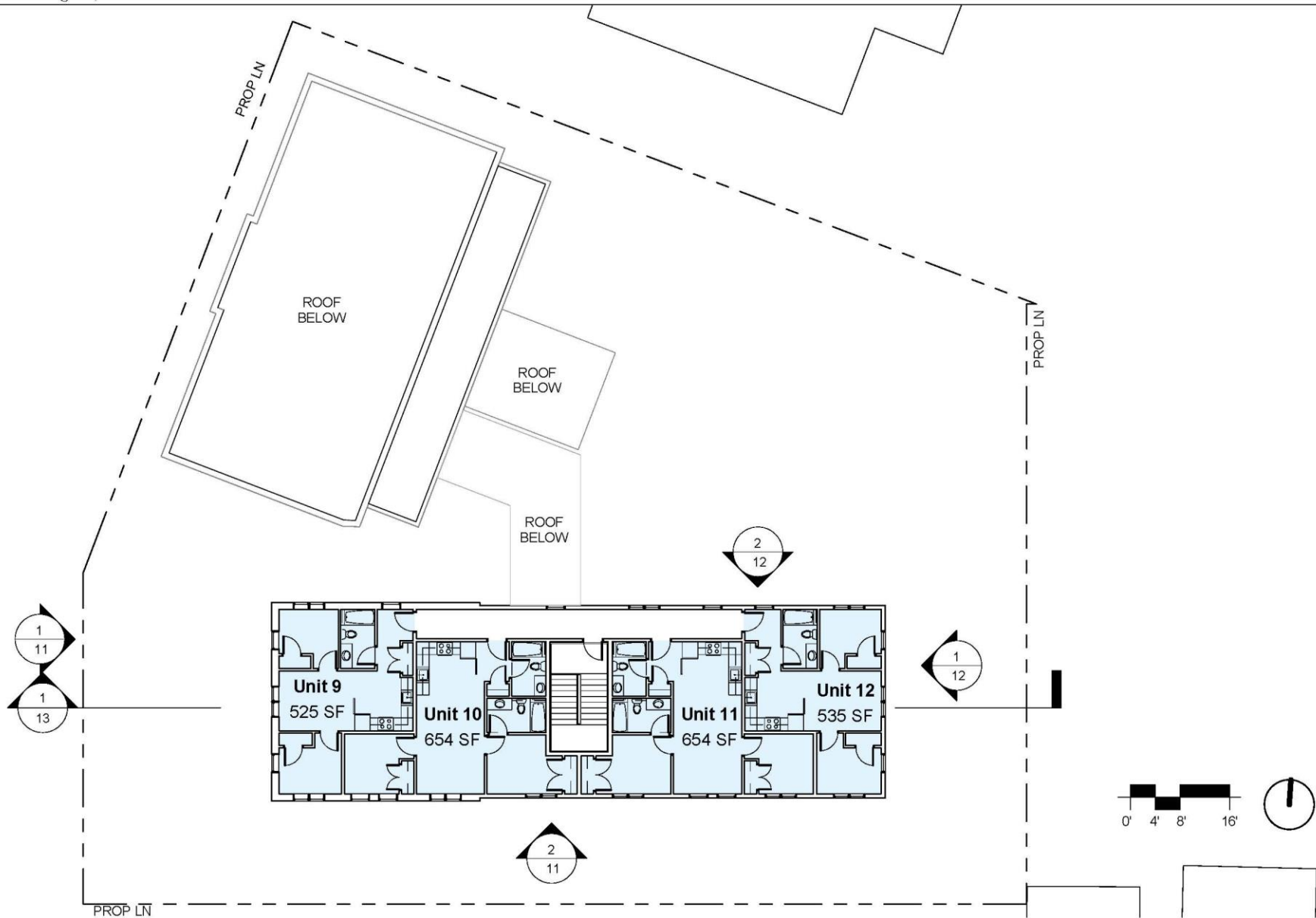
# Proposed Second Floor Plan

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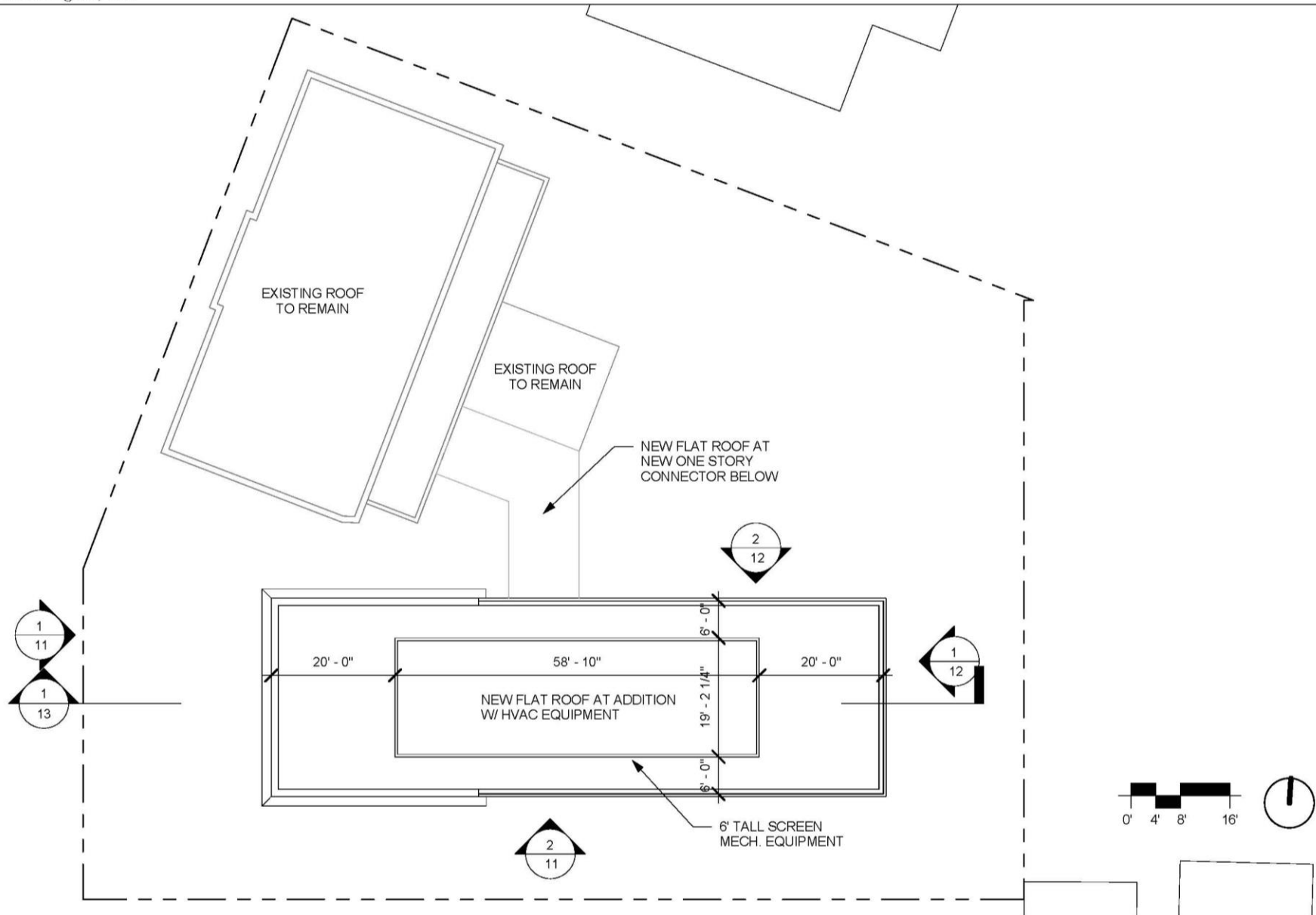
# Proposed Third Floor Plan

1005 Bunker Hill Road NE | Washington, DC



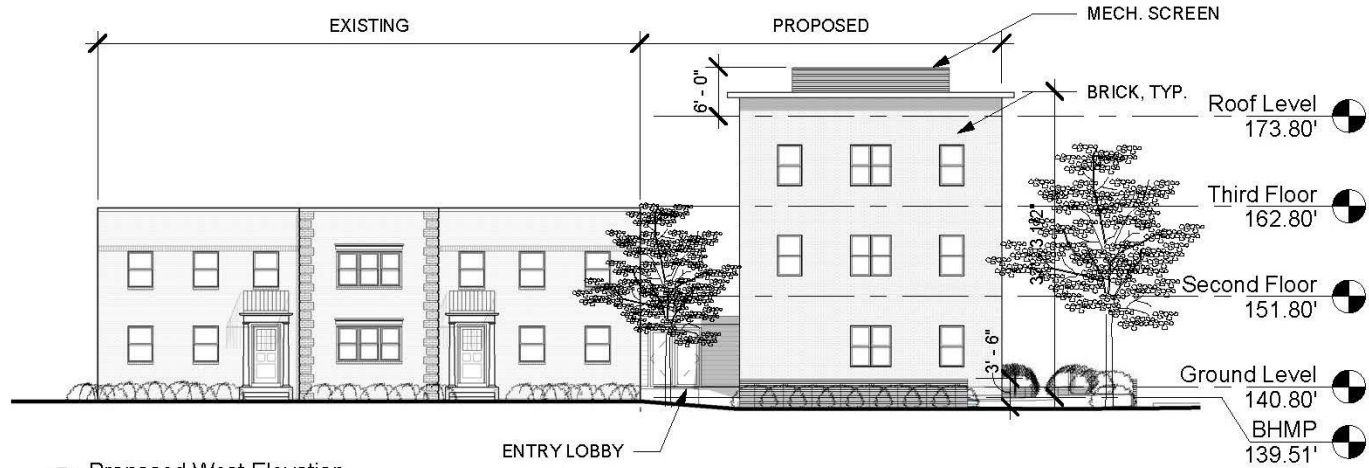
# Proposed Roof Plan

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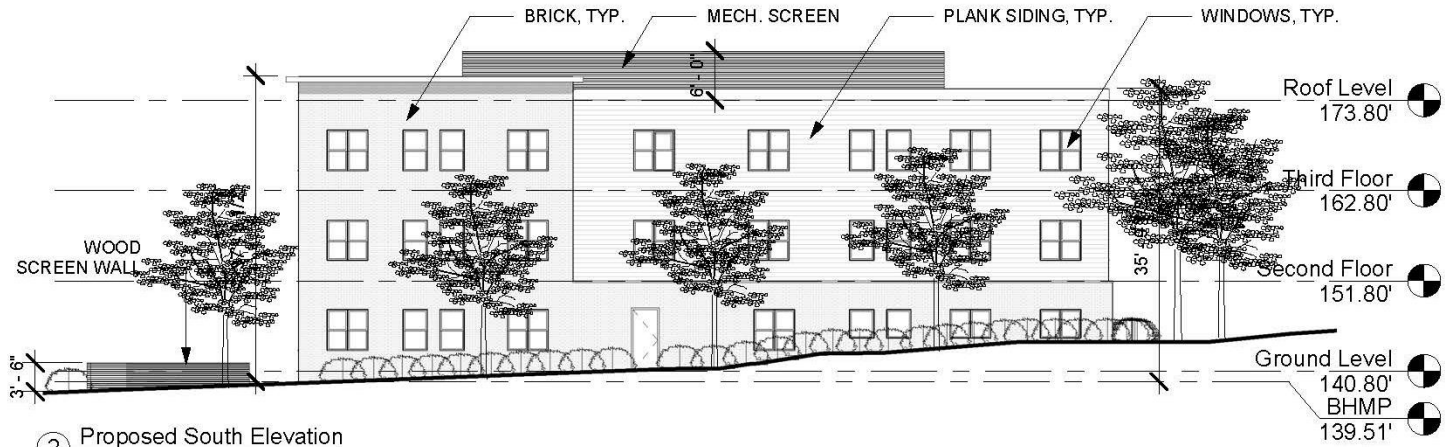


# Proposed Elevations

1005 Bunker Hill Road NE | Washington, DC



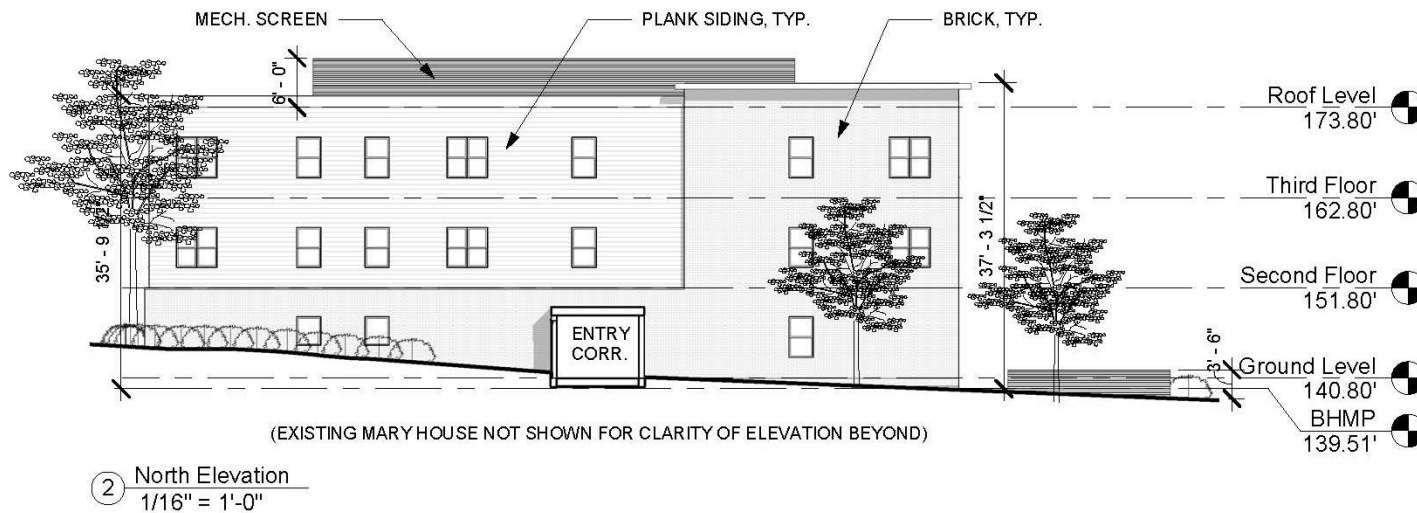
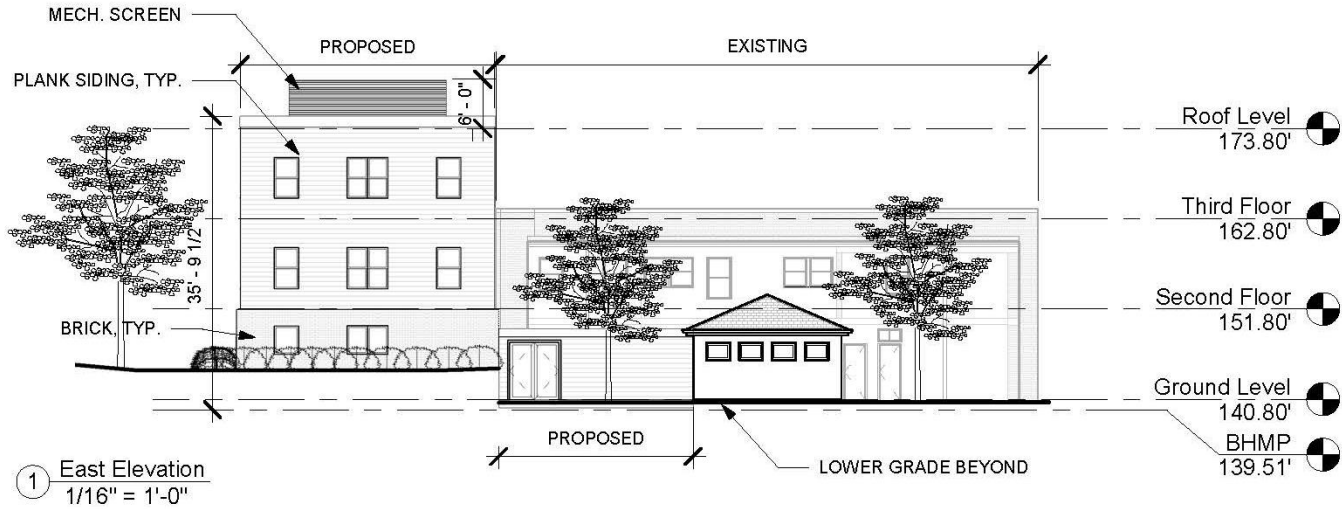
① Proposed West Elevation  
1/16" = 1'-0"



② Proposed South Elevation  
1/16" = 1'-0"

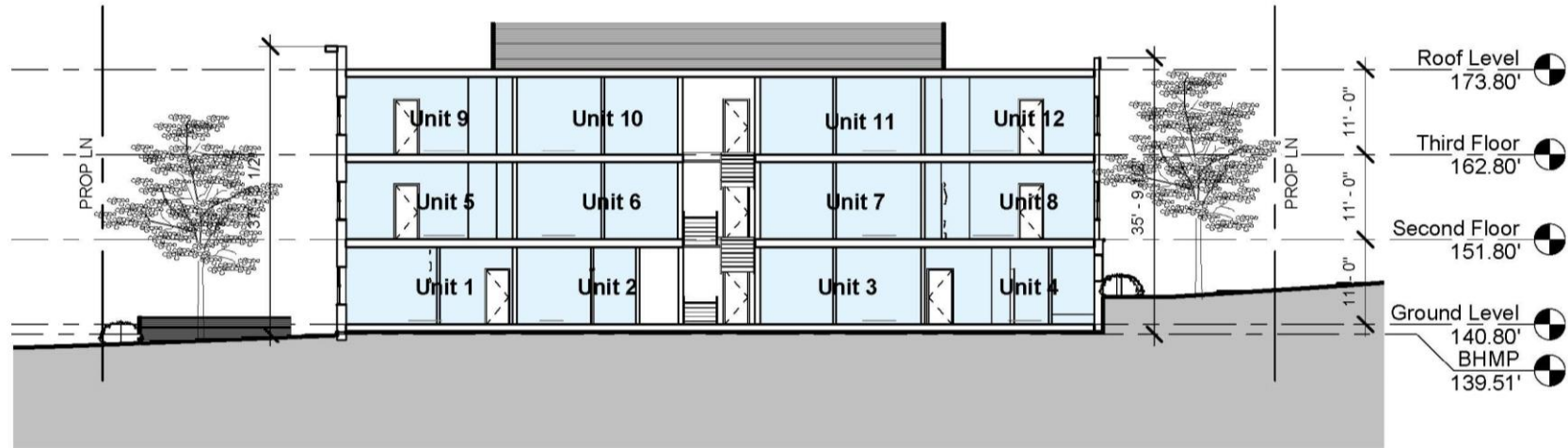
# Proposed Elevations

1005 Bunker Hill Road NE | Washington, DC



# Proposed Section

1005 Bunker Hill Road NE | Washington, DC



① Section A  
1/16" = 1'-0"

