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June 4th, 2013

Chairman Lloyd Jordan
District of Columbia
Board of Zoning Adjustment
441 4th Street, NW, Suite 200 South
Washington, DC 20001

**BZA Application No. 18553 for 4529 MacArthur Blvd., NW, Washington, DC 20007
Special Exceptions (DCMR 3104.1) under Section 353 -New Residential Developments in R-5-A.**

Dear Chairperson Lloyd Jordan and the Members of the Board,

I thank you for the opportunity to present my request to the Board on May 21st, 2013 for my Special Exceptions request under Section 353 for a new residential development in R5A zoning.

Pursuant to the Board meeting and your recommendation, my neighbors and I met at on May 30th at 5:00pm at Hardy Recreation Center. The following neighbors were at the meeting:

1. Mr. and Mrs. Frank and Arden Staroba at 4503 MacArthur Blvd., NW.
2. Ms. Ann Haas of 1601 45th Street NW
3. Mr. Gerald Bemis of 4519 MacArthur Blvd., NW

My neighbors continue to have objections for my proposed 4-Unit building.

My neighbors also suggested the following two construction related items. They are:

1. That I install permeable pavers and blue stone (or equivalent) for the parking areas instead of a poured concrete.

I agreed to install permeable pavers and blue stone along with sod instead of concrete pad.

Please refer to the Revised Site plan showing the permeable parking surface.

2. That I protect or replace existing trees and hedge in order to maintain an adequate screening between my property and the immediate neighbor.

I agreed to install additional trees to provide more screening and will protect the existing large Elm tree in the front. This tree is outside my property line. However, I will protect the tree by installing a tree protecting barrier during the construction period.

I also offered to install suitable native trees and to work with the DPW's Urban Forestry Department on tree protection.

Lastly, I **voluntarily lowered the proposed building height from 37.5 Feet tall to 36.0 Feet tall.**
Please refer to the revised Elevation drawings showing 36.0 feet maximum height.

The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not affect adversely, the use of neighboring property, in accordance with the Zoning Regulations and Zoning Maps.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18553

EXHIBIT NO. 39

The proposed building meets all the zoning regulations for height, FAR, side yard and rear yard requirements, lot occupancy and parking requirements.

Compatibility-The proposed use and building is compatible with neighboring properties as the existing properties along MacArthur Blvd are mainly apartment and condominium buildings of various sizes. Most buildings are 3 to 4 levels above grade with paved surface parking lots. The facades vary considerably along MacArthur Blvd. Most are brick with flat roofs. Red and tan brick colors are the primary colors in the area.

The proposed building will be red brick with dark grey window frames. The design and the size are very compatible with the existing characteristics of the other properties along MacArthur Blvd.

Height-The proposed building will be only 36.0 feet tall and is below the allowable maximum height under the current R5A zoning and lower in height than the immediate neighboring apartment buildings directly across from this property on MacArthur Blvd.

Parking-The proposed building will meet the parking requirements in compliance with the zoning regulations. Four parking spaces are provided for 4 units. Furthermore, I will not be requesting any curb cuts. In fact, I will be eliminating an existing curb cut on Q Street. This will help improve the traffic flow on Q Street.

Light and Air-The property is a corner lot with Q Street on west side and MacArthur Blvd on North Side and Hardy Recreation Center and its grounds of grassy field and tennis courts on the south in the rear of the property. The Hardy Recreation Center and its massive grounds provide ample light and air to all properties in the immediate area.

The proposed building will provide upto 17.5 feet of side yard space between this proposed building and the property line. The existing side yard is less than 8 feet. Therefore, light and air to the neighboring property will not be adversely affected.

Landscaping-The existing property has large number of evergreen trees along the perimeter. These existing trees will be protected, preserved and maintained. Large Elm tree in the front of the property will also be protected and provides a wonderful screening. Additional trees and shrubs will be planted on the east side yard and rear yard to provide the screening. Due to these existing trees, the proposed building will not be much visible from the street.

Fence-There is an existing wood fence on the east side of the property line. This wood fence will be protected and improved. The fence along with the existing and additional landscaping will provide the screening tree canopy and will not adversely affect the neighboring property.

For these above reasons, I hereby request the Board's consideration and approval for this special Exception as it fulfills the criteria required by the zoning regulations.

Respectfully,

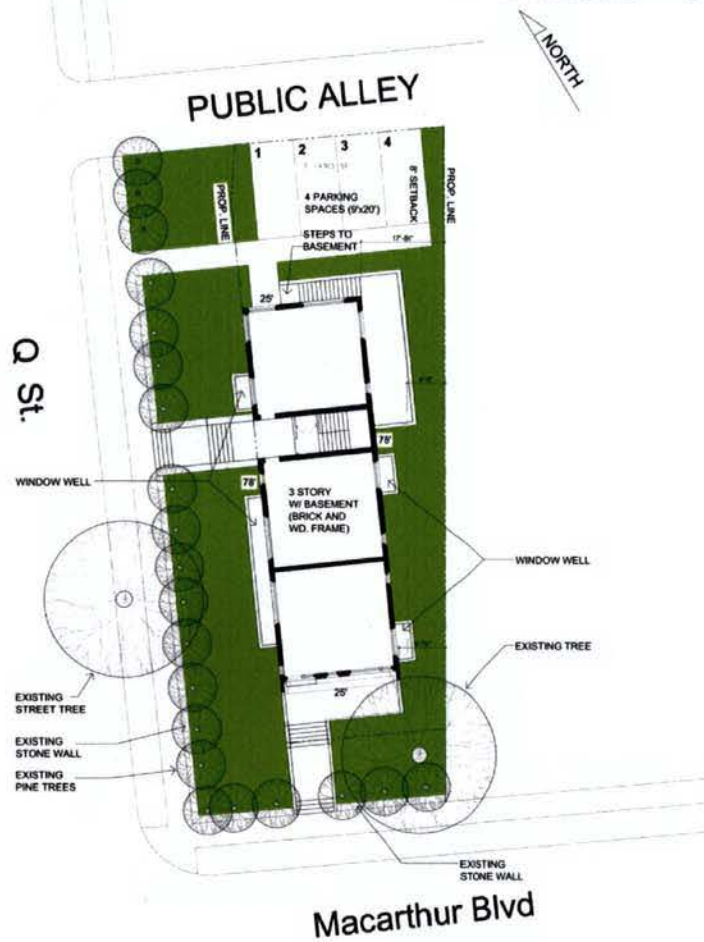


Hashim Hassan

BZA APPLICATION NO. 18553

PRELIMINARY

1



Site Plan

ORIGINAL BZA SUBMISSION

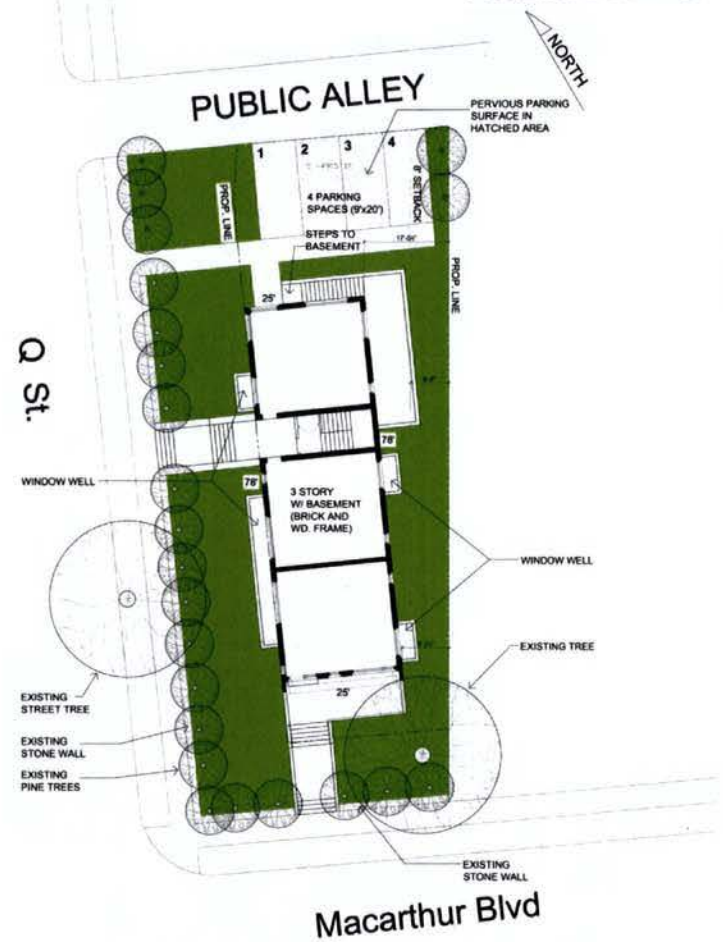
4529 Macarthur Blvd
Washington DC

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BZA APPLICATION NO. 18553

PRELIMINARY

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Site Plan

UPDATED BZA SUBMISSION

4529 Macarthur Blvd
Washington DC

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Macarthur Blvd Front Elevation

ORIGINAL BZA SUBMISSION

4529 Macarthur Blvd
Washington DC

SOE
LIN
APR. 15, 2013



Macarthur Blvd Front Elevation

UPDATED BZA SUBMISSION

4529 Macarthur Blvd
Washington DC

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MAY 31, 2013