

18553

4529 MacArthur Blvd, NW, Washington, DC 20007

- **The property is zoned R5A.**
- **R5A Zoning-Allows for a multi-family building.**
- **Meet all the zoning requirements, Height, Parking, FAR, Side Yards and Rear Yard, and Front Yard.**
- **Compatible with the neighboring properties.**

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18553
EXHIBIT NO. 40

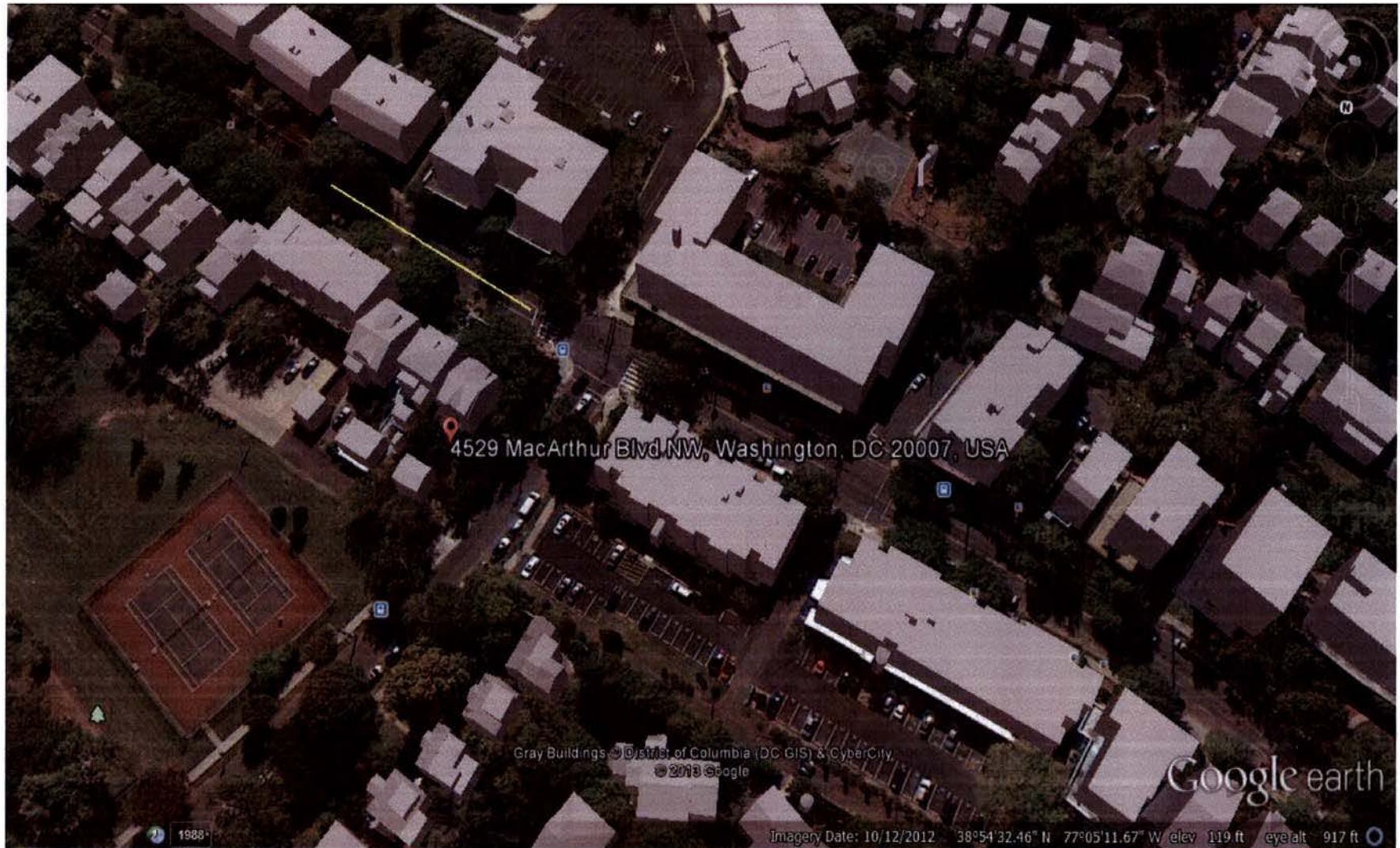
4529 MacArthur Blvd NW, Washington DC 20007

- It is **Compatible** with the neighboring properties in accordance with the Zoning Regulations and Zoning maps and **will not affect adversely to the neighboring properties.**
- **Compatibility-** MacArthur Blvd and Q Street intersection currently is **mainly multi-family brick apartment buildings of 3 to 4 levels with surface parking lots in the rear. The new building will be similar color of brick as the neighboring properties and similar color windows.**
- **Existing Uses-** The proposed request is in line with the existing uses of the immediate neighborhood.
- **Light and Air-** The proposed property will also provide more side yard space than existing . In fact, the side yard buffer will increased to as much as 17 ft. The zoning requirement is only 8 ft. Thus the neighbors will have plenty of light and air.
- **Parking-** The existing parking is only 1 car garage. The proposed development will have parking for 4 cars. And all the parking will be coming form the alley. Thus improving the traffic flow by eliminating the existing driveway from Q Street. So far, DDOT doesn't have any objections.
- **Height-** The proposed **new building will be lower than maximum height allowable** in the R5A zoning. Furthermore, the existing perimeter trees will provide the desired landscape screen and privacy.
- **Landscaping-** The existing evergreens and the large Elm tree will be preserved. Additional trees are to be planted on the east side between the neighbor's property and the my property.

4529 MacArthur Blvd. NW



200 Feet



Large Red Brick Buildings

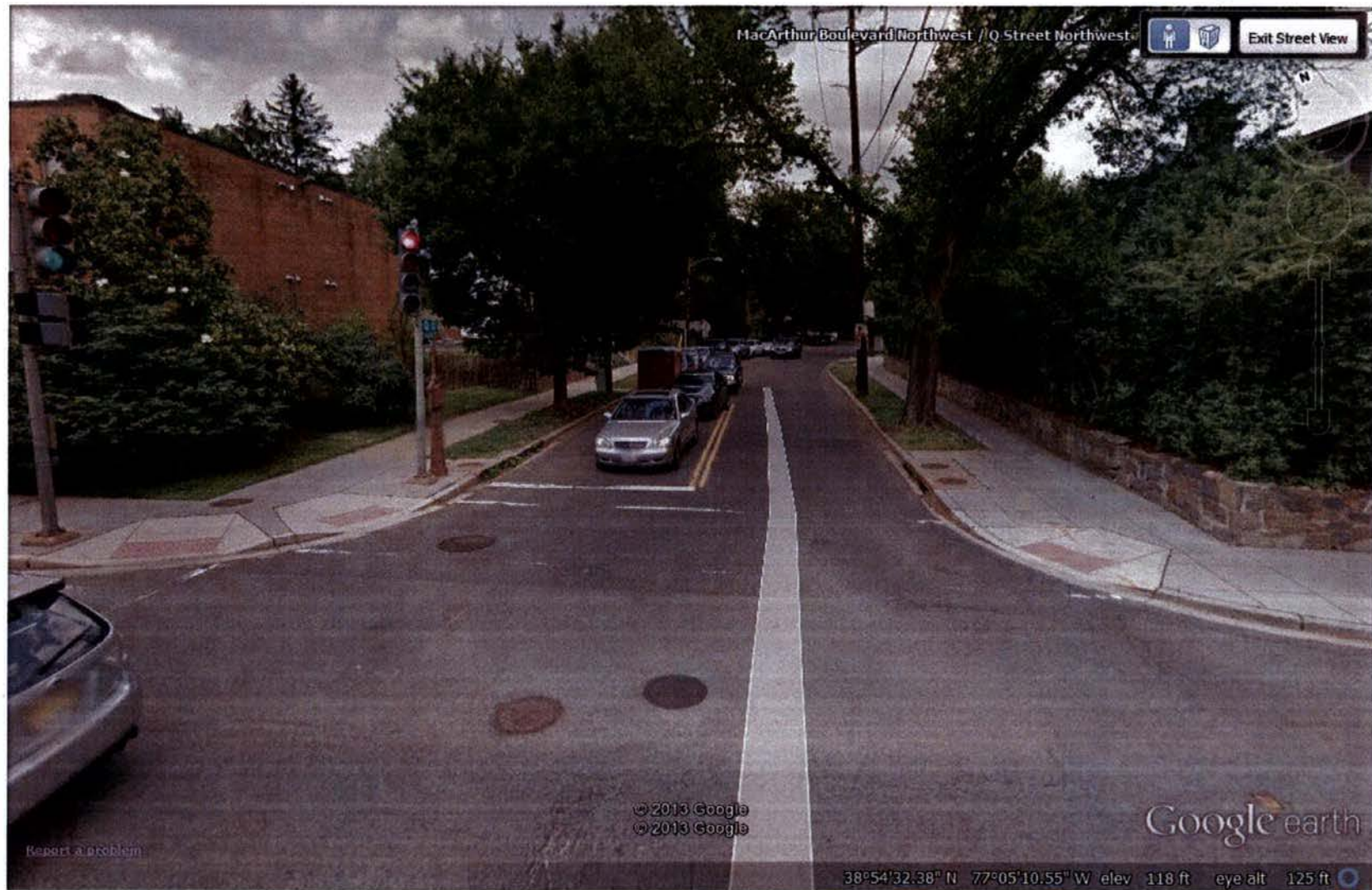
Corner of MacArthur and Q Street.



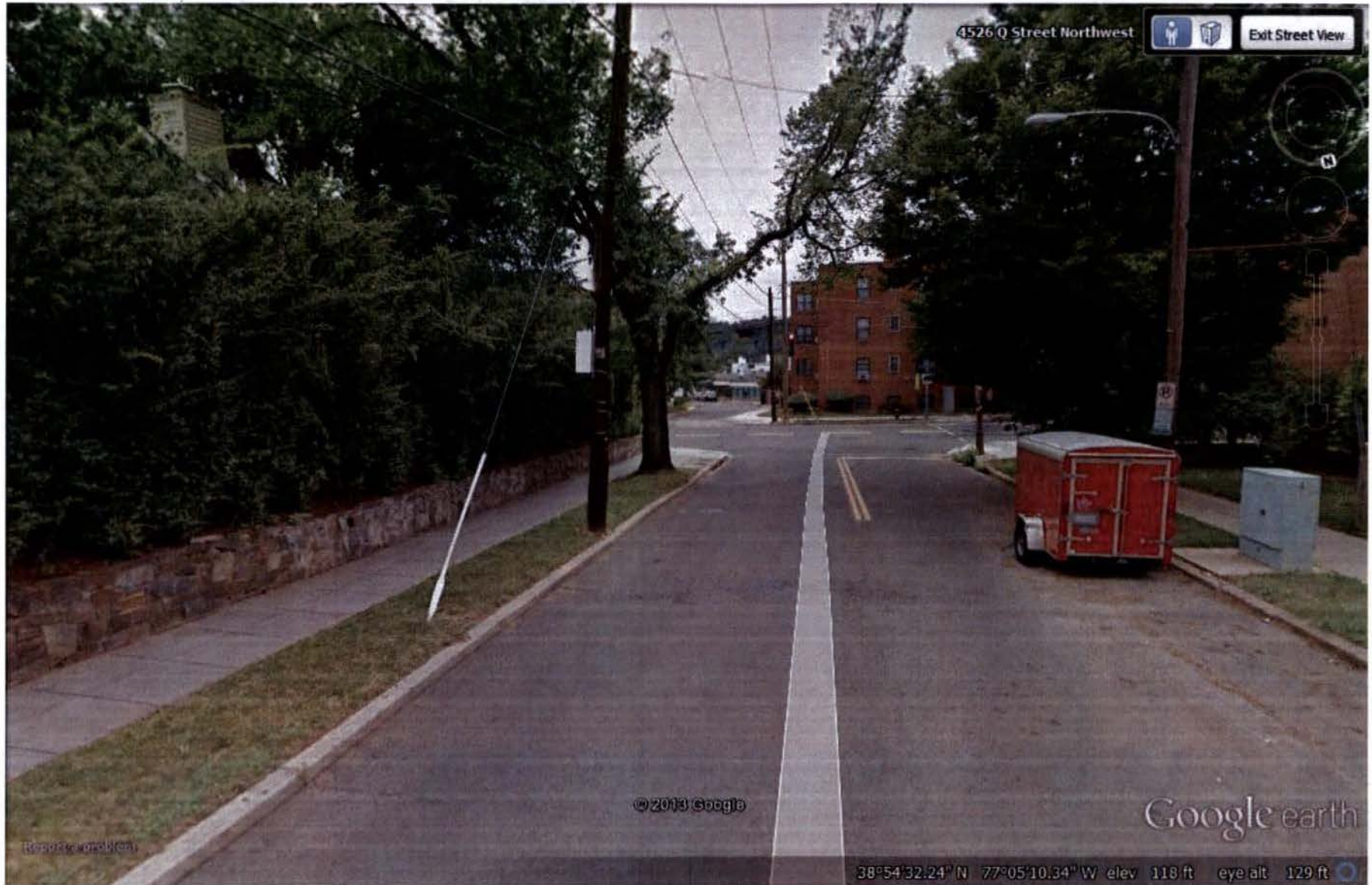
View from Q Street Neighbors-Looking downhill at MacArthur Blvd.—Q Street is higher (uphill).



View from MacArthur-Looking at Q Street . Perimeter trees to remain for screening.



Existing Landscape-Screening.



Front- Existing Trees-Screening



Eliminate Existing curb cut for better pedestrian safety on sidewalk. Safer for the community.



Front of the Property at MacArthur and Q St. Bus Stop.



Front of my property looking West
Side on MacArthur Blvd. (Right)



Front of the property looking at East on MacArthur (Left)



View from the front porch-Large Apartment Buildings



Similar Buildings on MacArthur Blvd

