



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen Gyor AICP, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: April 8, 2014

SUBJECT: BZA Case 18738, 4527 MacArthur Blvd NW - special exception to construct a new five (5) unit apartment house under section 353

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the special exception requested in accordance with § 353 to allow the development of a five unit apartment building.

II. LOCATION AND SITE DESCRIPTION

Address	4527 MacArthur Blvd NW
Legal Description	Square 1363, Lot 0050
Ward	3
Lot Characteristics	The rectangular lot is 5,088 square feet in area, with approximately 41 feet of frontage along MacArthur Boulevard. The rear of the property, approximately 41 feet in width, is served by a 15 foot wide alley.
Zoning	R-5-A
Existing Development	Single family detached dwelling, permitted in this zone.
Historic District	NA
Adjacent Properties	To the north, across the alley, is Hardy Recreation Center and Field, a several acre facility consisting of courts, fields and a recreation center. To the south, across MacArthur Boulevard, is a three story multi-family building known as MacArthur Apartments. To the west is a detached single family dwelling, the subject of BZA case 18553, to allow a 4 unit multifamily building (approved). To the east is a detached single family dwelling.
Surrounding Neighborhood Character	The surrounding neighborhood includes predominantly multi-family buildings west of Q Street, and semi-detached and detached single family dwellings east of Q Street. MacArthur Boulevard also has institutional uses, including the Georgetown Day School, and neighborhood retail, including the Palisade Market.

Board of Zoning Adjustment
District of Columbia

CASE NO. 18738

EXHIBIT NO. 28



III. APPLICATION IN BRIEF

Proposal:	The Applicant is proposing to develop the Subject Property with a three story multi-family building consisting of five units. The proposed building would comply with all zoning requirements, as noted in the table below. Under § 353.1, all residential developments, except those composed entirely of one-family detached or semi-detached dwellings, are subject to special exception review by the Board of Zoning Adjustment in accordance with § 3104.
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IV. ZONING REQUIREMENTS and RELIEF REQUESTED

R-5-A Zone	Regulation	Existing	Proposed	Relief
New Residential Developments § 353	NA	NA	NA	Review Required
Height § 400	40 ft. max.	38 ft.	38 ft.	None required
Lot Width § 401	NA	41 ft.	41 ft.	None required
Lot Area § 401	NA	5,088 sf.	5,088 sf.	None required
Floor Area Ratio § 402	.9 max.	.45	.89	None required
Lot Occupancy § 403	40% max.	27%	37%	None required
Rear Yard § 404	20 ft. min.	73 ft.	46.8 ft.	None required
Side Yard § 405	8 ft. min.	4 ft.	8 ft.	None required
Court § 406	NA	NA	NA	None required



Subject Property (current structure to be demolished)



Subject Property

V. OFFICE OF PLANNING ANALYSIS

Special Exception Relief pursuant to § 353

353.1 In R-5-A Districts, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under § 3104 in accordance with the standards and requirements in this section.

353.2 The Board shall refer the application to the D.C. Board of Education for comment and recommendation as to the adequacy of existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project.

The application has been referred to the D.C. Board of Education. As of the writing of this report, a response has not been received. OP would not expect the addition of five units to result in a significant number of new public school students.

353.3 The Board shall refer the application to the D.C. Departments of Transportation and Housing and Community Development for comment and recommendation as to the adequacy of public streets, recreation, and other services to accommodate the residents of the project and the relationship of the proposed project to public plans and projects.

The application has been referred to the D.C. Department of Transportation, which will file a report under separate cover.

The application has been referred to the D.C. Housing and Community Development. As of the writing of this report, a response has not been received.

- 353.4 *The Board shall refer the application to the D.C. Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the future residents of the project and the surrounding neighborhood.*

The proposed plan consists of the development of a three story, five unit, apartment building with a height of 38 feet and side yard setbacks similar to those of the existing structure. The proposed site plan conforms to required setback, lot occupancy, and floor area ratio requirements.

As such, light and air to adjacent properties should not be compromised. The proposed height of the development would be consistent with the zoning regulations, and similar to or less than that of apartment buildings located along MacArthur Boulevard. Window wells would maximize light and air to the Subject Property's interior spaces.

Five parking spaces, as required by the regulations, would be provided at the rear of the property, accessible from the alley located along the north property line. In addition, a bus stop is located directly in front of the Subject Property. OP has encouraged the Applicant to include spaces for bike parking.

The proposal would not include recreational space, but given its limited scope would not have an undue impact on recreational areas surrounding the Subject Property.

There is no mature landscaping currently on the site. The Applicant submitted a landscape plan, including the addition of trees and shrubs to improve the site's appearance and to provide screening from neighboring properties. The landscaping plan includes the installation of permeable paving for both parking and walking areas. In addition, the Applicant provided a Green Area Ratio (GAR) summary which indicates that the Project would meet the required 0.4 GAR score for the R-5-A district. There are no significant changes proposed to the grade of the property.

According to the Applicant, residents in each unit would be responsible for taking the trash from their units to the designated trash bin. The trash bin would be located under the back stair at the parking spaces.

The Applicant is proposing changes to the public space along the MacArthur Blvd frontage which would need approval from the District Department of Transportation (DDOT) Public Space Committee.

- 353.5 *In addition to other filing requirements, the developer shall submit to the Board with the application, four (4) site plans and two (2) sets of typical floor plans and elevations, grading plans (existing and final), landscaping plans, and plans for all new rights-of-way and easements.*

The developer has submitted the required plans.

- 3104.1 *Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*

Yes. The properties along MacArthur Boulevard, from the intersection of Foxhall Road to just beyond the intersection of Elliot Place, are zoned R-5-A, which is a low density residential district permitting single family and by special exception, multi-family dwellings. As a result, the development along MacArthur Boulevard consists of many dwelling types. There are several multi-family buildings, ranging from three to four stories, as well as row dwellings along MacArthur Boulevard that are three stories high. Two two-story detached single family homes are located east of the subject property. The proposed development is suitably sized for the property.

Would the proposal appear to tend to affect adversely, the use of neighboring property?

The proposal would not appear to tend to affect adversely the use of neighboring property. The subject property has frontage on MacArthur Boulevard with alley access along the rear property line that provides separation from Hardy Recreation Center. The properties located across MacArthur Boulevard are currently developed as multi-family buildings. The proposed development would provide an eight foot setback along the east and west property lines (where eight feet is required), as well as the addition of shrubs for screening. As a result, the proposed project should not adversely affect the use of neighboring properties.

VI. COMMUNITY COMMENTS

As of this writing, OP has not received comments from the neighbors or ANC.