

353 NEW RESIDENTIAL DEVELOPMENTS (R-5-A)

- 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.**

The proposed building and the requested special exception is in compliance with the zoning requirements of R5A residential developments in DC. The proposed use is in harmony with the neighboring properties consisting of multi-family condominium, detached and semi-detached single family housings along MacArthur Blvd.

*Table below shows the zoning description for 4527 MacArthur Blvd NW property:
Lot area: 5088 sq. ft.*

Zone R5A	Allowable	Proposed
<i>FAR</i>	<i>0.9</i>	<i>0.84</i>
<i>Max Height</i>	<i>40 ft.</i>	<i>35.3 ft.</i>
<i>No. of Stories</i>	<i>3</i>	<i>3</i>
<i>Lot Occupancy</i>	<i>40%</i>	<i>36%</i>
<i>Rear Yard Required Setback</i>	<i>20 ft.</i>	<i>48 ft.</i>
<i>Side Yard Required Setback</i>	<i>8 ft.</i>	<i>8 ft.</i>
<i>Parking</i>	<i>1 per unit</i>	<i>1 per unit</i>

- 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 proposed multi-family building has minimal impact on the adequacy of existing and planned area schools. Since the building comprises only 5 units which are typically suitable for smaller families, it will not generate large number of 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 proposed building meets the parking requirements in accordance to R5A zoning regulations. The proposed building provides 5 parking spaces on site (1 per unit) accessed from the rear alley and therefore does not adversely impact the main street parking load. No curb cut is requested. Besides there is a Metro

bus stop right in front of the lot which will encourage tenants to use public transportation rather than personal cars.

- 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 building meets the setback requirements in accordance to R5A zoning regulations. The proposed 8 ft. side yards on either side of the proposed building will provide enough space to avoid adversely affecting light and air for neighboring properties. The proposed setback (48-50 ft.) is much more than the required 20 ft. set back. Also the proposed height is about 5 feet lower than allowed 40 ft. height. The proposed efficient building with a smaller foot print and lower height will cast less shadow over neighboring properties and therefore will not affect them adversely.

Besides, the Hardy Park and playgrounds north of the property provides plenty of light, air and recreational areas to all neighboring properties.

Although no mature landscaping is present at the existing site, additional landscaping will be planted to improve the front, rear and side yard as shown on sheet A02, Site Plan. Additional landscaping will include Leyland Cypress and Cherry trees and low shrubs on the side yards, landscaping with minimum 24 inches soil depth and permeable paving for parking and walking areas.

Each unit will be in charge of taking the trash from their units to the designated trash bin. The trash bins will be located on the sides of the building with minimum visibility from the street.

- 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 required set of plans and elevations is submitted to board along with the special exception application.

SOURCE: § 3105.42 of the Zoning Regulations, effective May 12, 1958; as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8362-63 (October 20, 2000); as amended by Final Rulemaking published at 54 DCR 3074(April 6, 2007).



April 16, 2014

3402 Calculation of Green Area Ratio

Landscape Element	Area/Number	Multiplier	Effective Area
Landscaped area with a soil depth of 24 inches or more	979.5	0.6	587.70
Permeable Paving	1518	0.5	759
Vegetated wall, plantings on a vertical surface	60	0.6	36
Tree canopy for trees 2.5 inches to 6 inches in diameter	34 (50 s.f. per tree)	0.5	850
Plants, not including grasses, at least 2 ft. tall at maturity	22 (9 s.f. per plant)	0.3	59.4
Total			2292.10

Lot Area: 5088 sq. ft.

$$\text{GAR} = 2292.10 / 5088 = 0.4504$$

Calculations above show that the proposed landscaping plan will provide around 0.45 green area ratio that is higher than the required 0.40. Therefore the proposed design meets the requirements of section 3400 Green Area Ratio regulations.

I hereby request the Board's consideration and approval of the proposed exception as indicated above as it fulfills the zoning regulations requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Ali Ajalli". The signature is fluid and cursive, with the first and last names clearly distinguishable.

Ali Ajalli, AIA Leed AP
Ajalli Architects,
Agent for owner