

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40486
Palisades Station
Washington, D.C. 20016

May 21, 2014

SUBMITTED ELECTRONICALLY

Mr. Lloyd Jordan, Chair
Board of Zoning Adjustment
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

Re: BZA Application 18738 for 4527 MacArthur Boulevard NW

Dear Chair Hood:

At its regularly scheduled meeting on May 7, 2014, with a quorum present at all times, Advisory Neighborhood Commission (ANC) 3D voted 9-0 to recommend that the Board of Zoning Adjustment (BZA) reject Application 18738 seeking Special Exception relief (Section 3104.1) pursuant to Subsection 353 for the construction of a new 5-unit apartment house in an R-5-A District at 4527 MacArthur Boulevard NW (Square 1363, Lot 50).

ANC 3D's action was taken after a presentation by the owner's architect and after hearing comments from several neighbors in opposition to the application. Based on the application and the information provided by the architect and the neighbors, ANC 3D determined that the application still did not meet the criteria for Special Exception relief outlined in Section 3104.1 because the proposed new development is 1) not in harmony with zoning regulations and 2) adversely affects use of neighboring property.

The neighbors shared with the ANC that many of the concerns raised by the ANC in its letter to the BZA dated April 8, 2014, had not been resolved. These include:

- 1) the structure of the building is too large to front on MacArthur Boulevard;
- 2) the orientation of the building from a front entrance to several side entrances remains out of character with the neighborhood;
- 3) the floor area ratio at the site will be too large even under the revised application, and this will create a significant increase in the intensity of the use for the property;
- 4) the revised application still provides for five units although this will provide greater stress on the neighborhood and the applicant has not made provisions for parking beyond five cars;

- 5) the building threatens the investments made by neighbors and continues the domino effect of turning single family homes into apartment buildings in this fragile and cherished neighborhood;
- 6) the applicant has not worked with the neighbors to address these concerns adequately.

The ANC continues to believe there may be steps that can be taken to improve this proposed project that will align with the requirements of the zoning code and reduce the negative impact on neighbors.

ANC 3D has reviewed the revised application and determined that, in its current form, the application does not meet the requirements for Special Exception relief under the Zoning Code.

Thus, ANC3D opposes BZA Application 18738 as it currently stands and encourages the BZA to deny this application because the project has a negative impact on neighboring property and is not in harmony with the intent of the zoning regulations for an R-5-A district.

Sincerely,

A handwritten signature in black ink, reading "Gayle Trotter". The signature is written in a cursive, flowing style. The first name "Gayle" is written with a large, looped 'G' and the last name "Trotter" is written with a large, looped 'T'.

Gayle Trotter
Chair, ANC3D