



BZA Application No. 20380

**4457-4459 MacArthur Blvd., NW
Polygon Holdings LLC
May 11, 2022**

**Board of Zoning Adjustment
District of Columbia
CASE NO.20380
EXHIBIT NO.92**

Sullivan & Barros, LLP

Overview and Requested Relief

- The 4457 Property and the 4459 Property are each improved with a two-story semi-detached single-family building, share a party wall, and are located in the RA-1 zone.
- The Applicant is proposing to combine the structures and construct additions to the buildings. The renovated building will have 17 new residential dwelling units.
- The Applicant is requesting special exception approval (i) in order to construct a new residential development and (ii) side yard relief in order to maintain the existing 8 ft. side yards.

Community and Agency Support

- ANC 3D supports the Application.
- Office of Planning supports the Application.
- DDOT supports the Application
- Party Dawn Lea sold her property to the Applicant for this expanded Application.
- Party Foxhall Associates and Applicant are in discussions regarding maintenance of the existing easement that provides vehicular access to the Applicant's parking spaces.





4457, 4459 MacArthur Blvd NW

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW,
Washington, DC 20007

REGION SITE CONTEXT



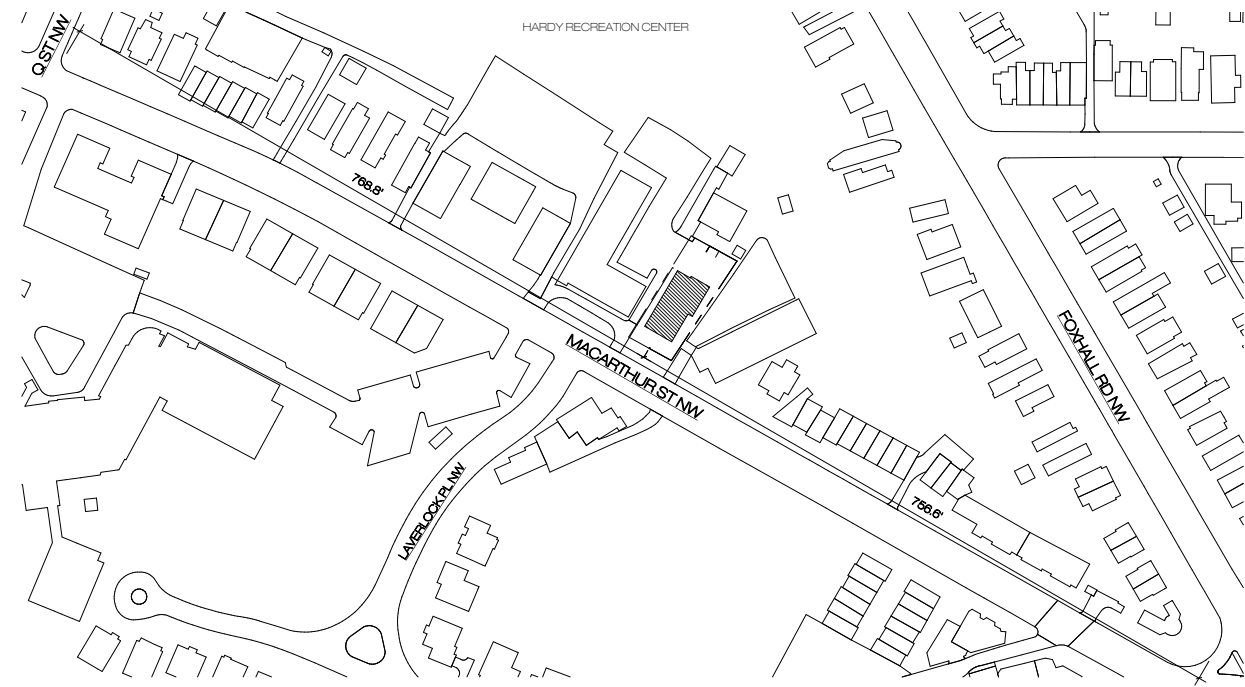
NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

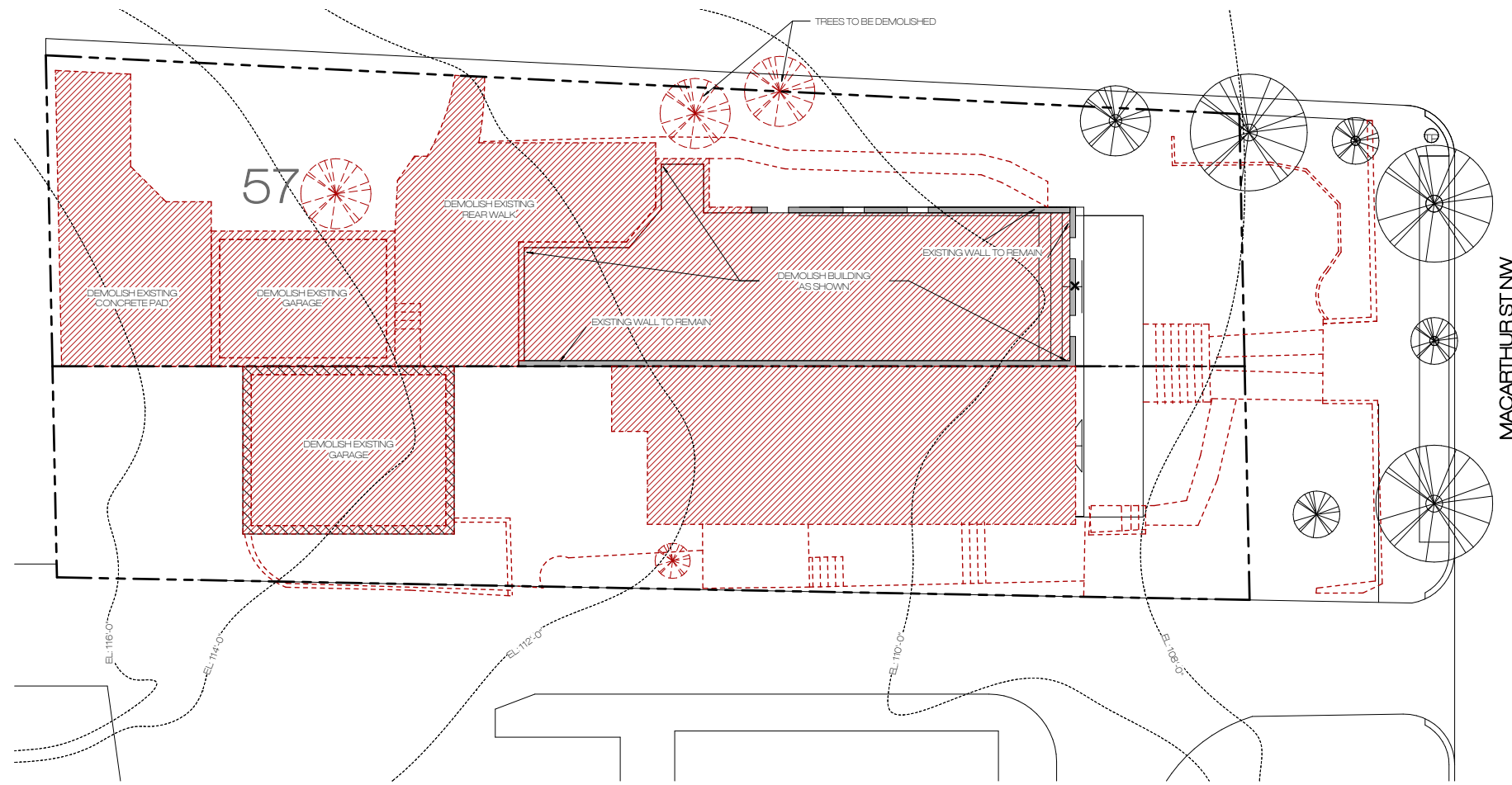


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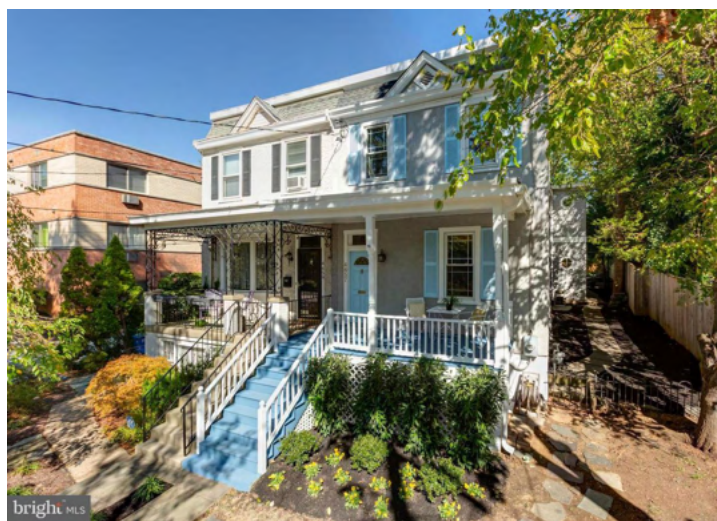
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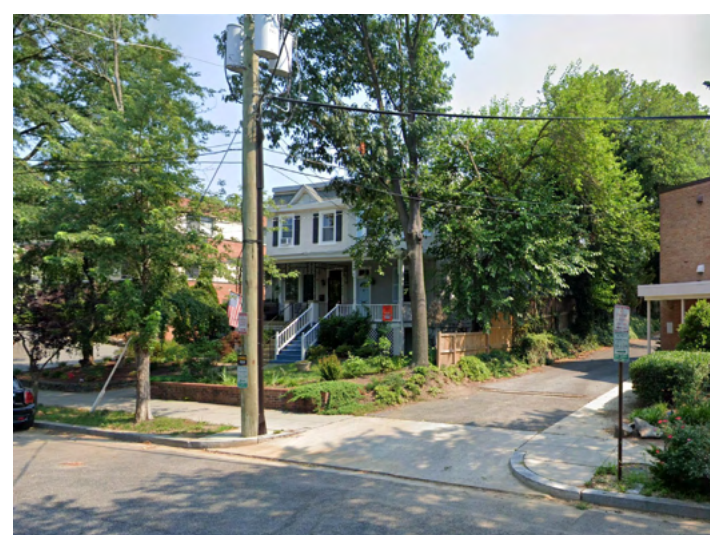
② LOCATION MAP



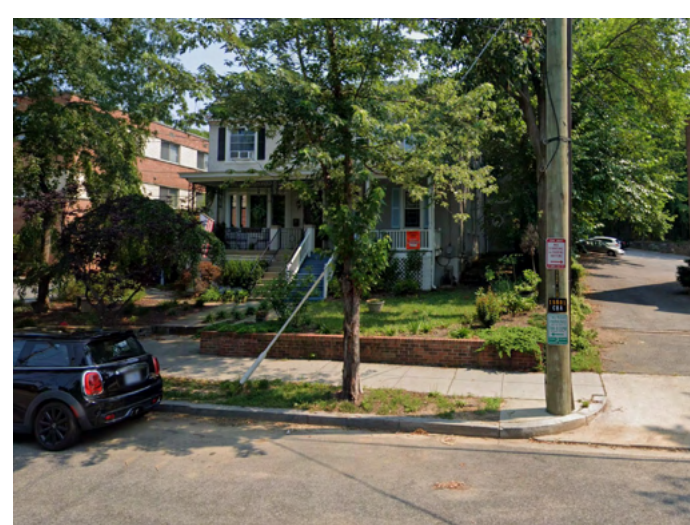
① DEMOLITION SITE PLAN



④ EX SITE IMAGE



③ EX SITE IMAGE



② EX SITE IMAGE



① EX SITE IMAGE

NEW 17-UNIT APARTMENT HOUSE

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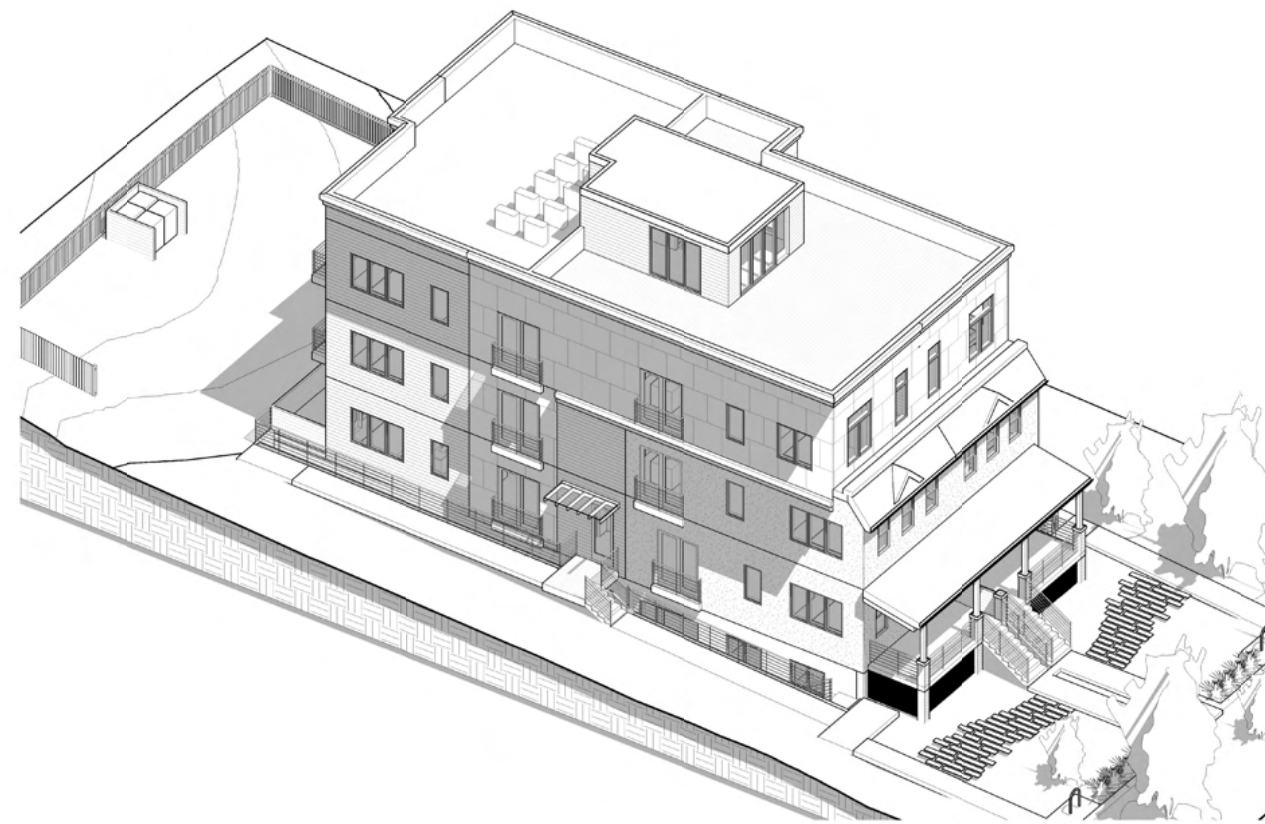
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② PERSPECTIVE 2



① PERSPECTIVE 1



④ 3D AXON



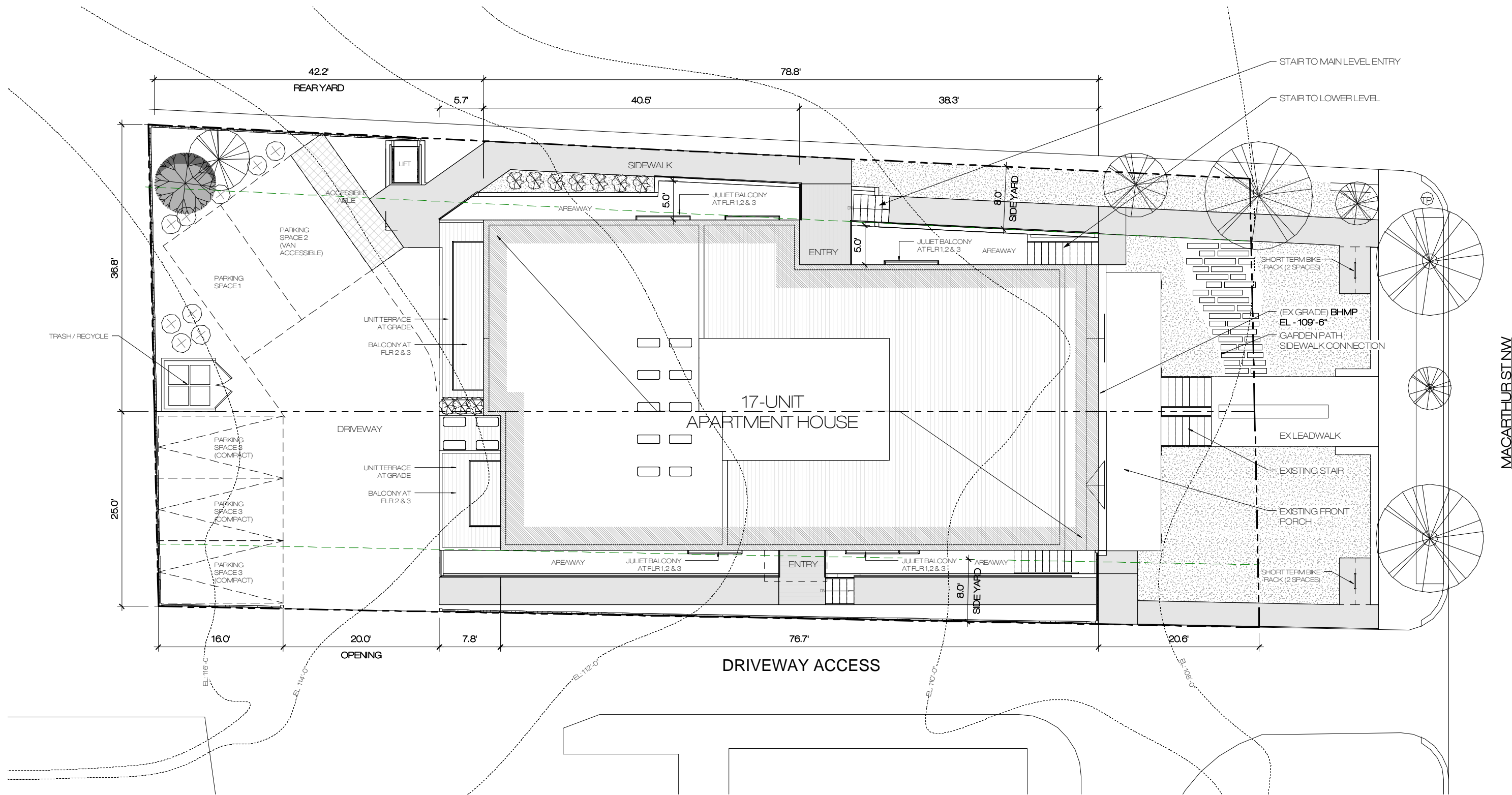
③ PERSPECTIVE 3

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
NTS

004



MACARTHUR ST NW

1 PROPOSED SITE PLAN

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
1:150

005



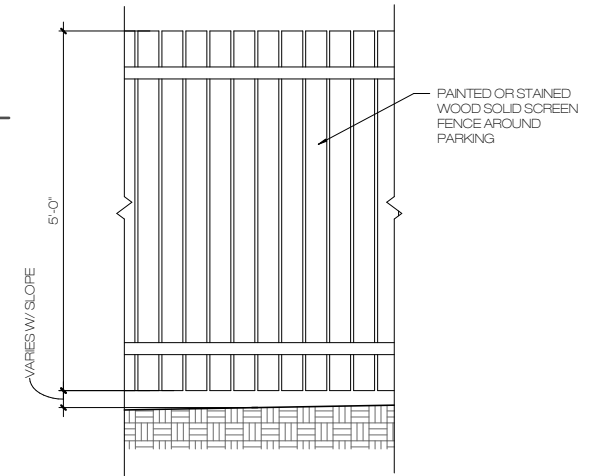
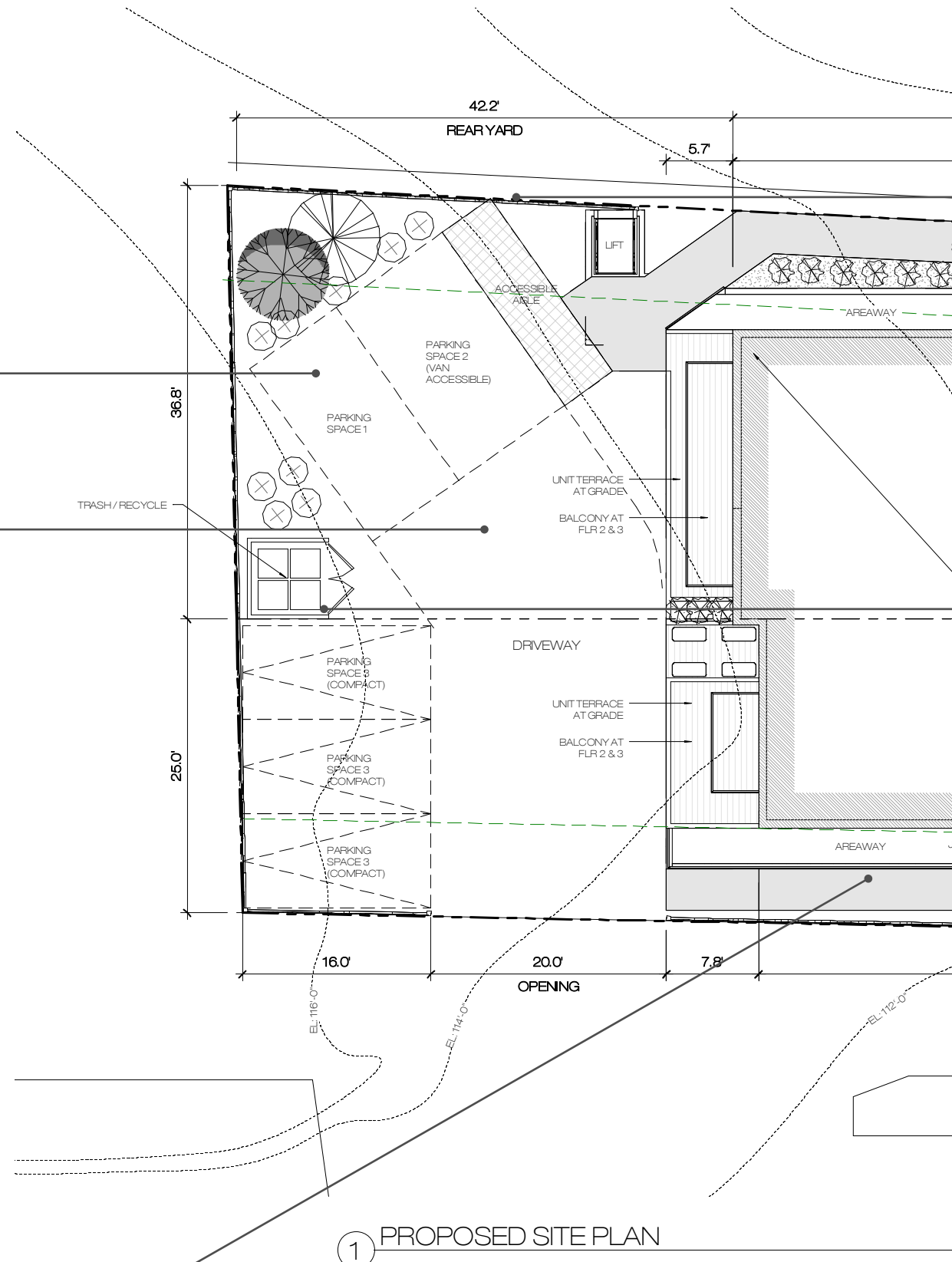
PARKING SPACES
SANDHILLS PAVER
(GREY)



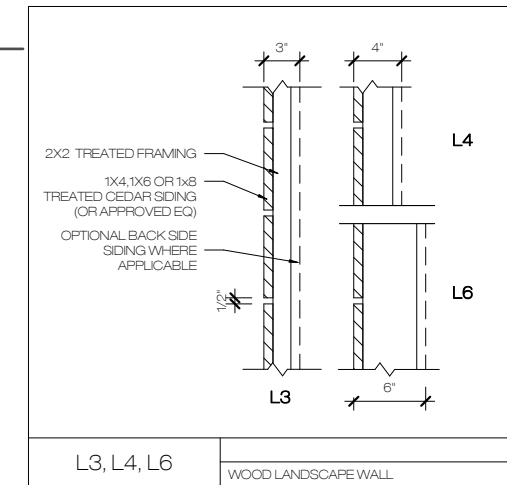
DRIVEWAY
TURFSTONE PAVERS



SIDEWALKS
PATTERNED SANDHILLS
PAVER (GREY)



SOLID SCREEN FENCE



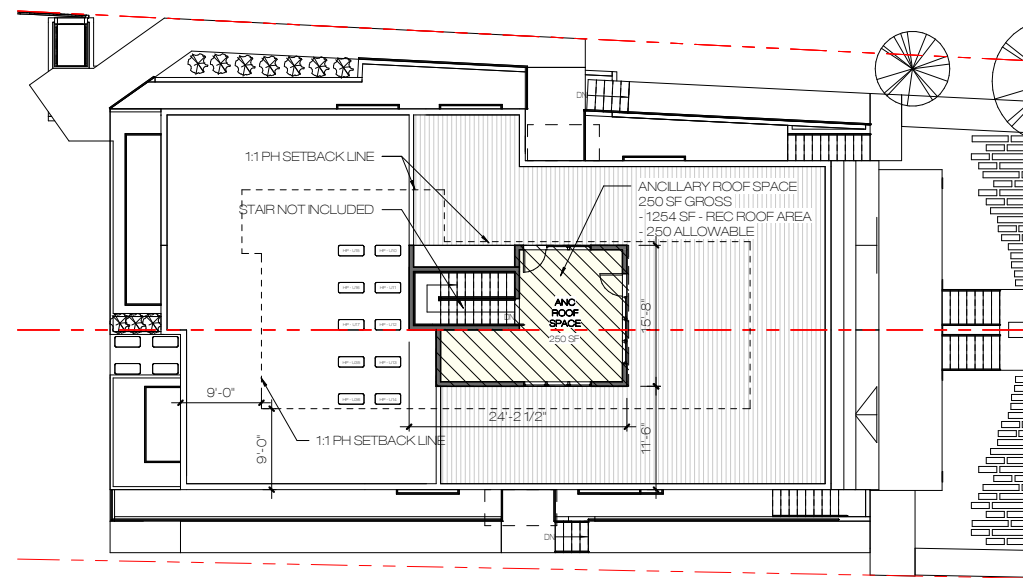
TRASH / RECYCLING ENCLOSURE

NEW 17-UNIT APARTMENT HOUSE

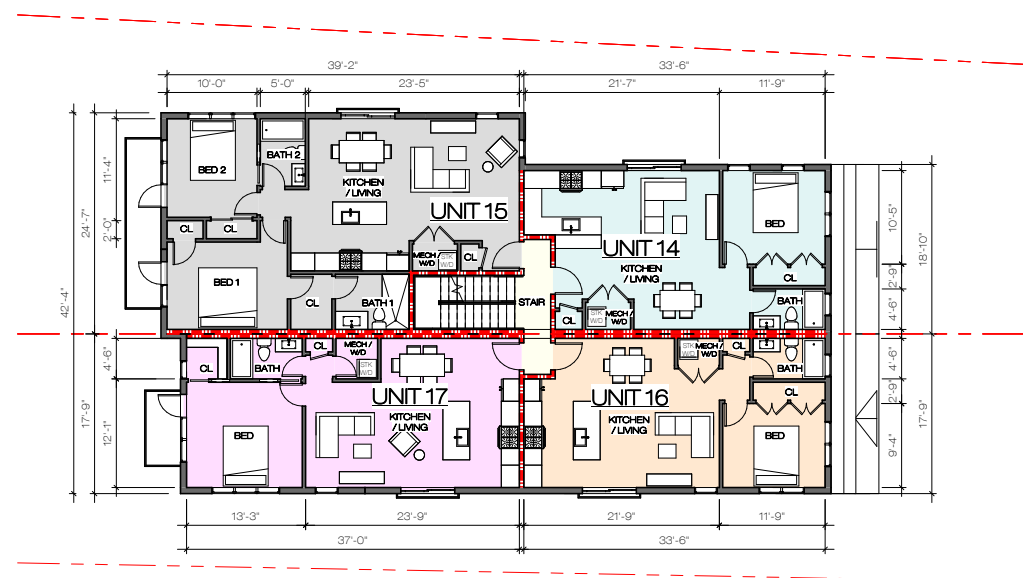
4457, 4459 MacArthur Blvd NW, Washington, DC 20007

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006

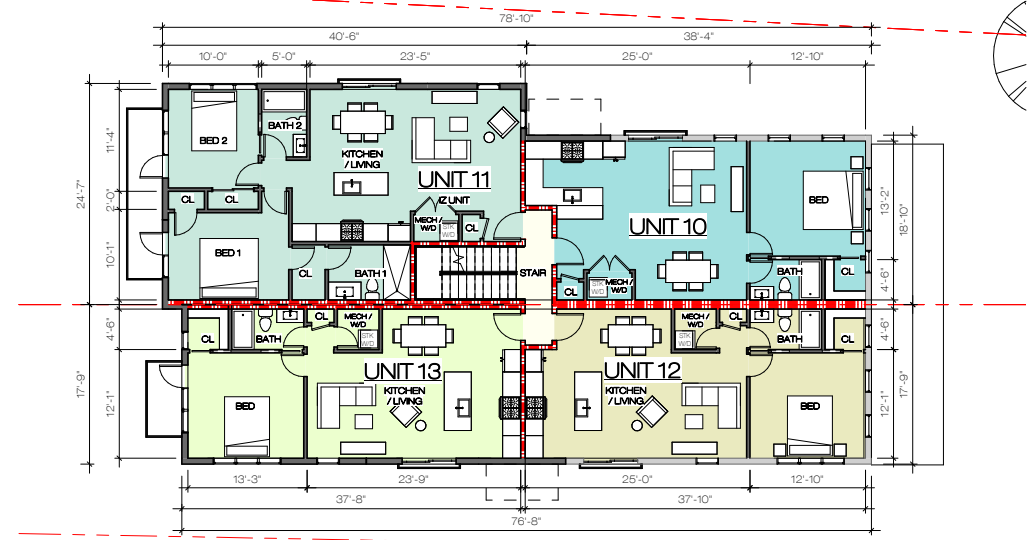


5 ROOF TERRACE

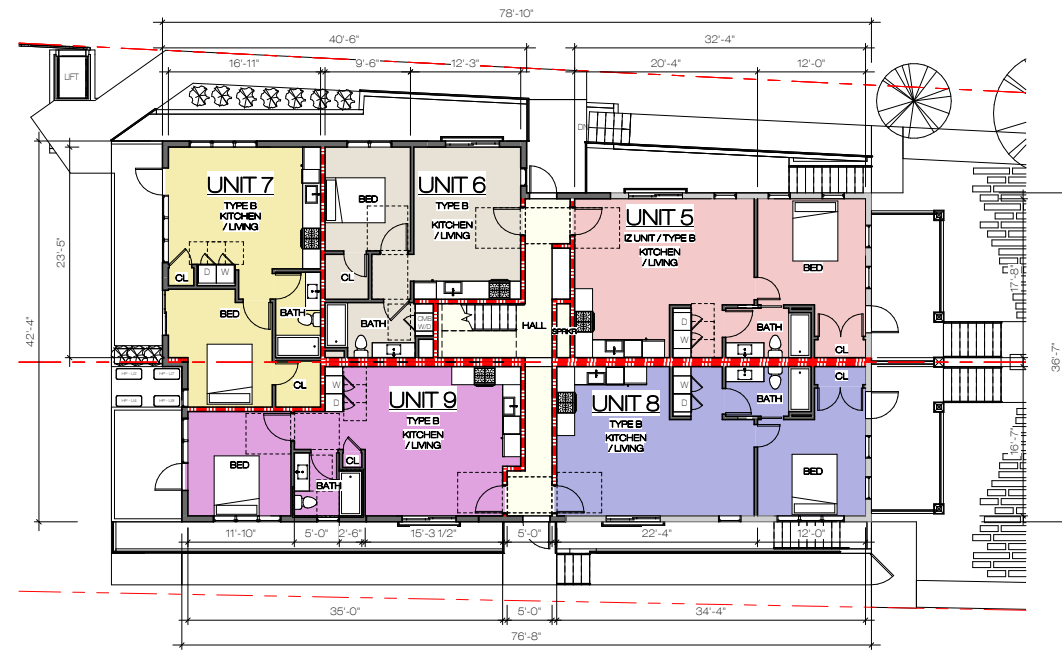


4 3RD FLOOR

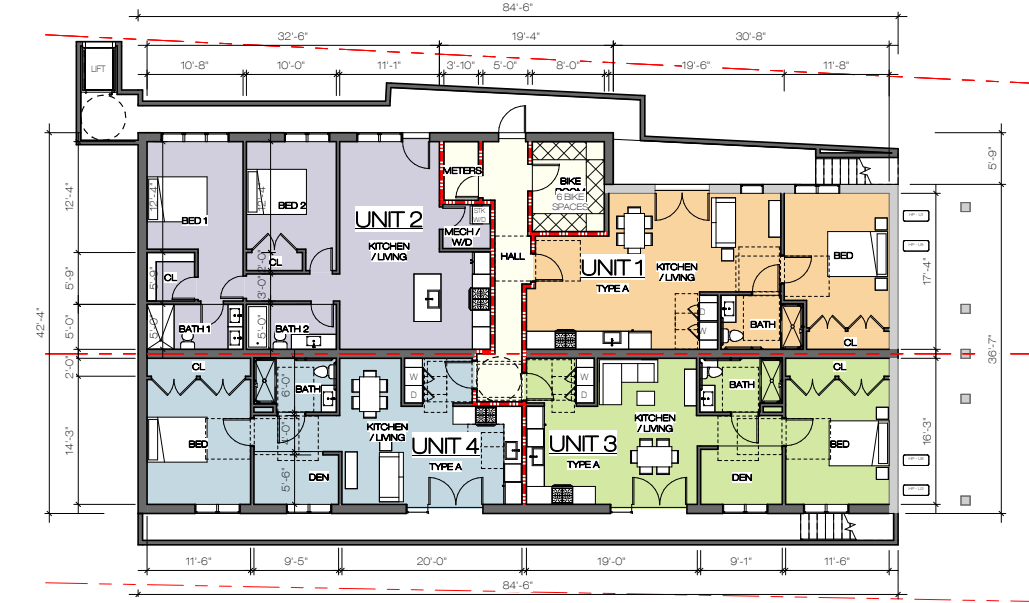
3 SECOND FLOOR



2 FIRST FLOOR



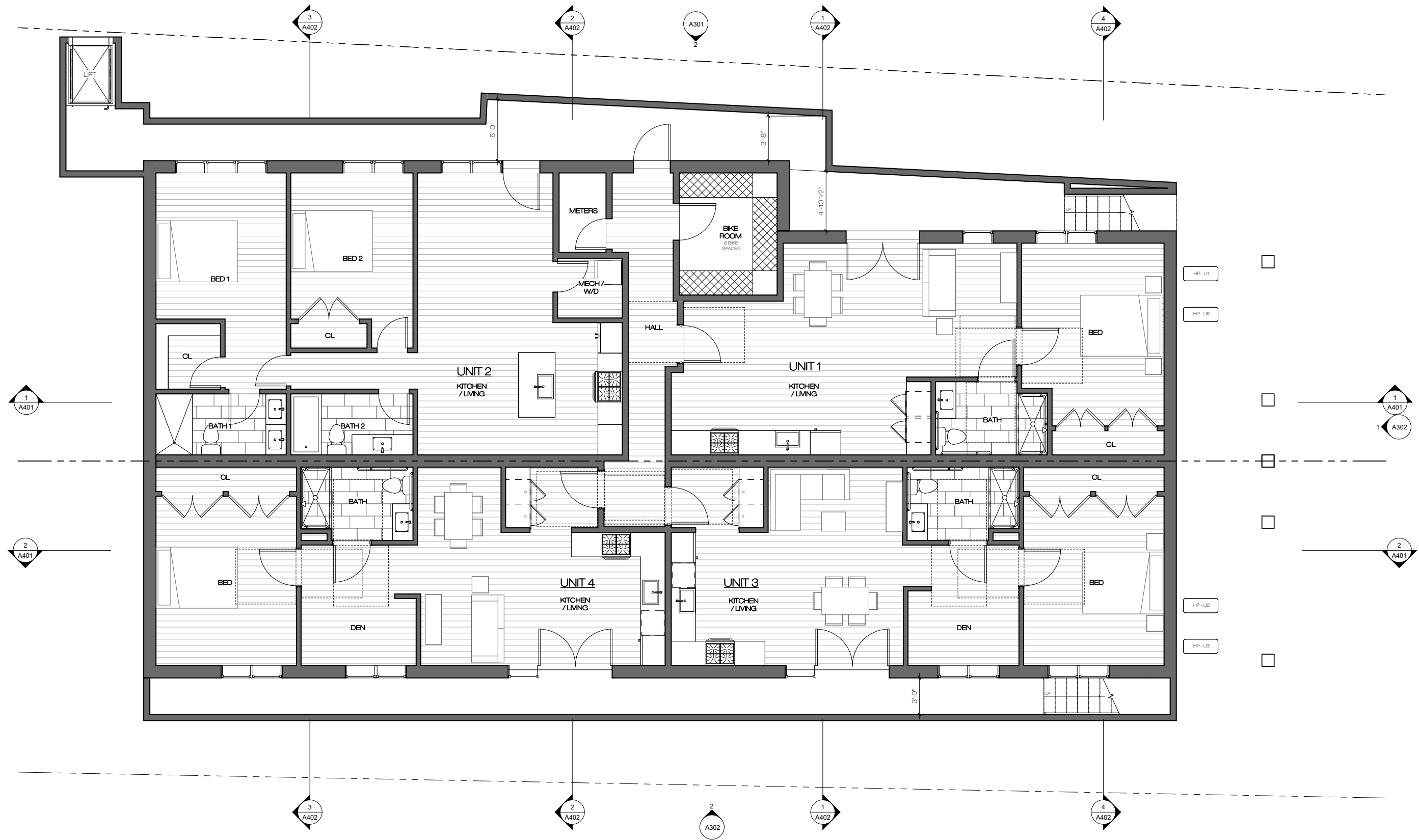
1 CELLAR



NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
3/64" = 1'-0"

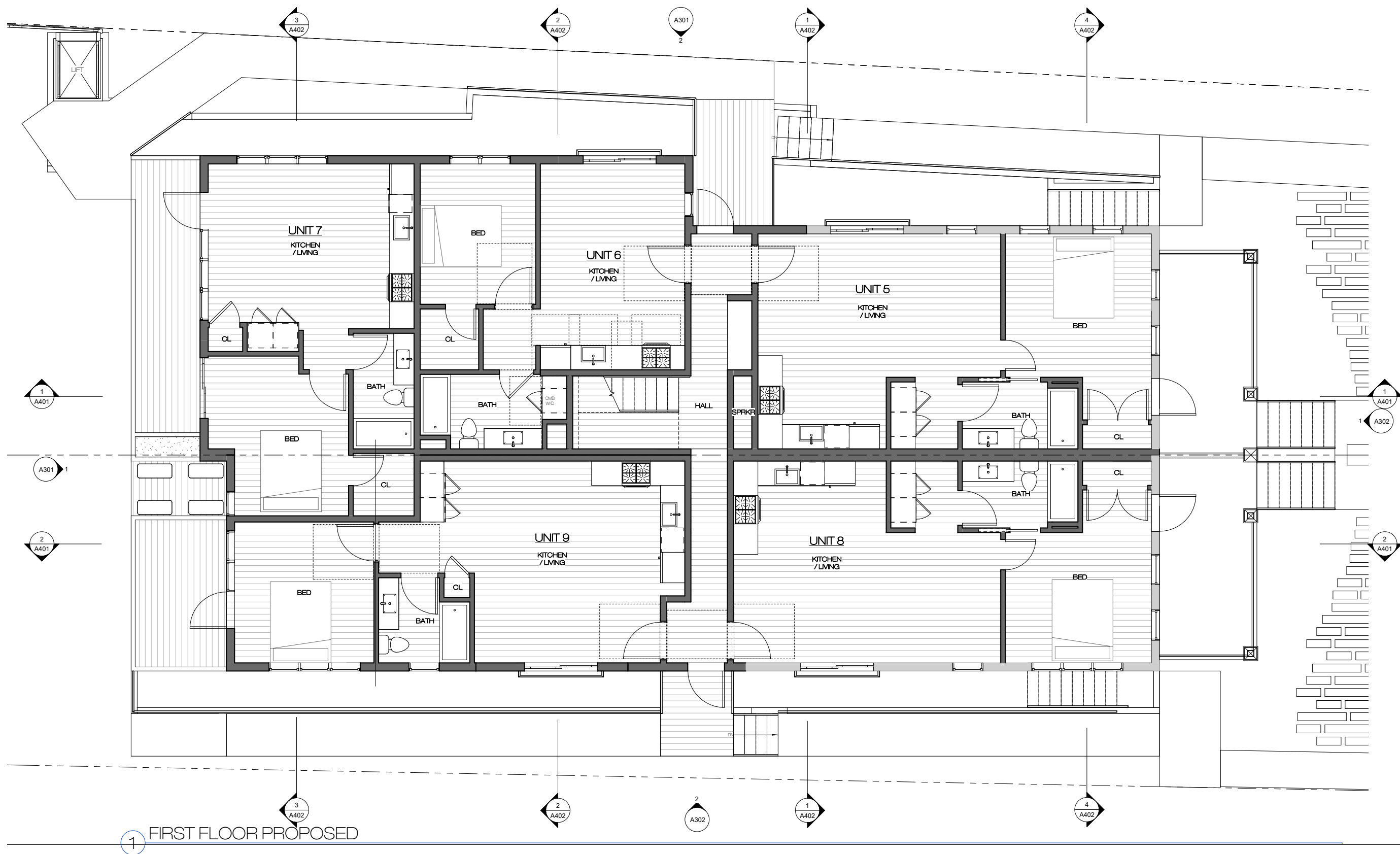


① CELLAR LEVEL PROPOSED

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
1/8" = 1'-0"



1 FIRST FLOOR PROPOSED

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
1/8" = 1'-0"



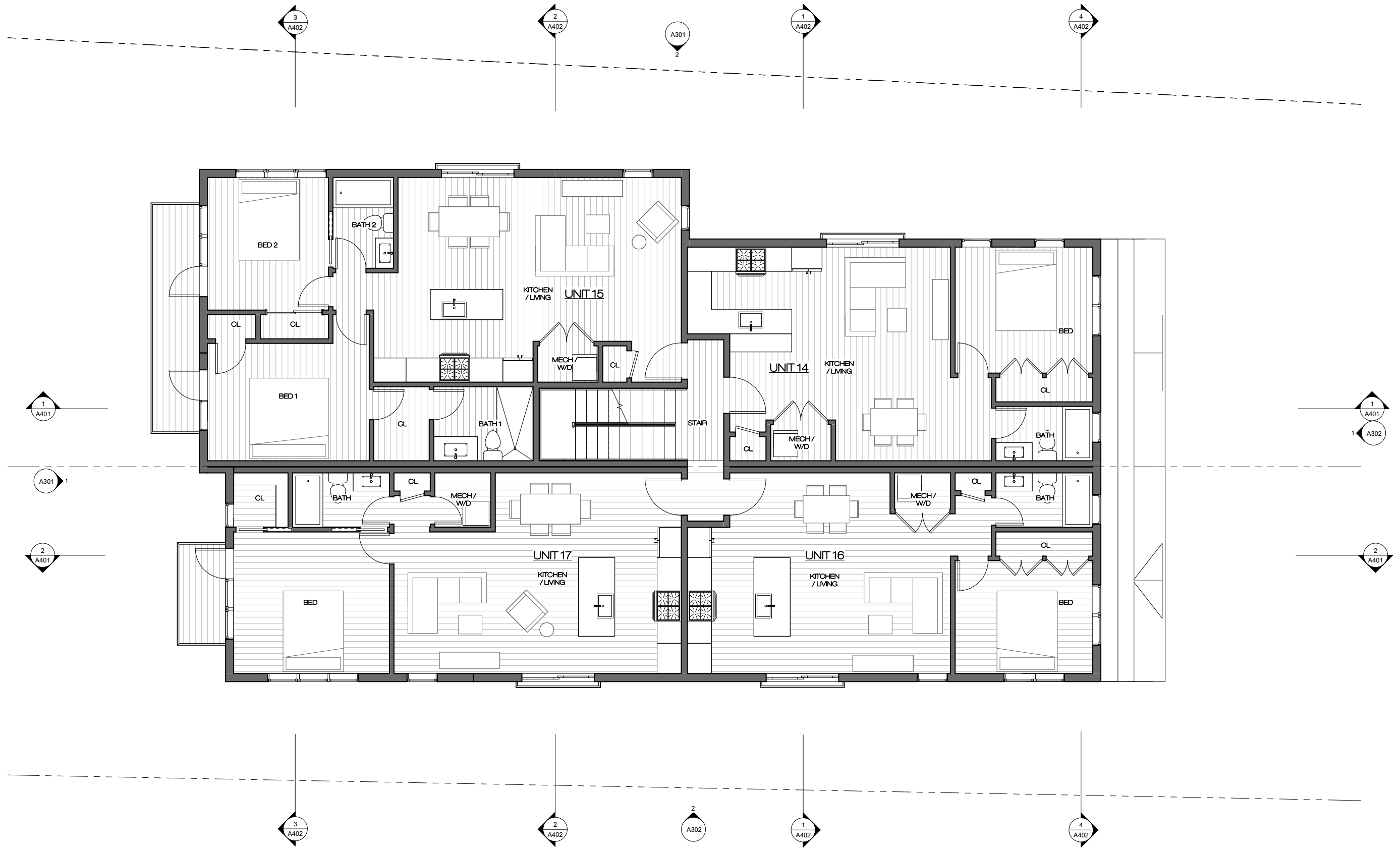
1 SECOND FLOOR PROPOSED

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
1/8" = 1'-0"

0010



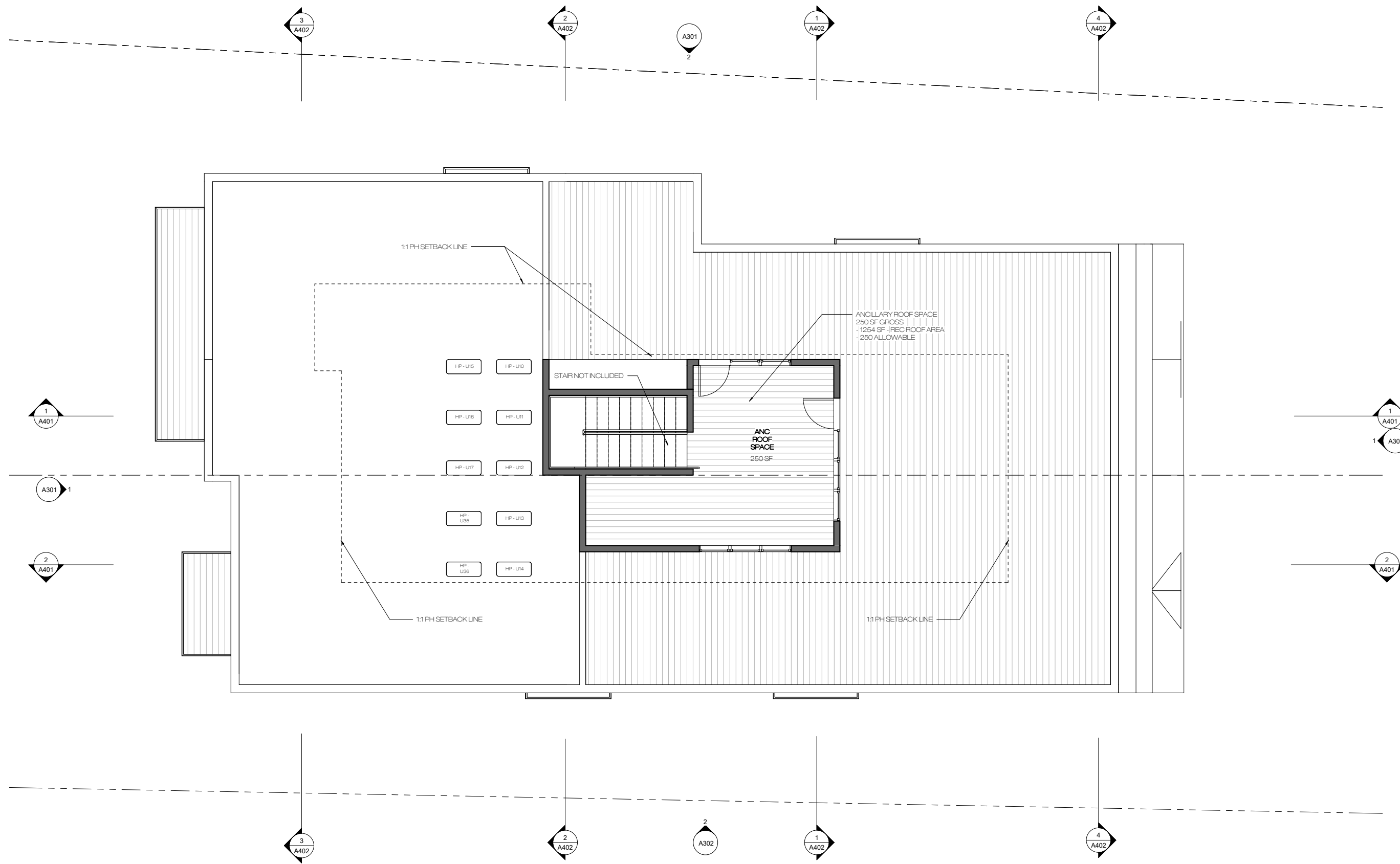
① THIRD FLOOR PROPOSED

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
1/8" = 1'-0"

0011



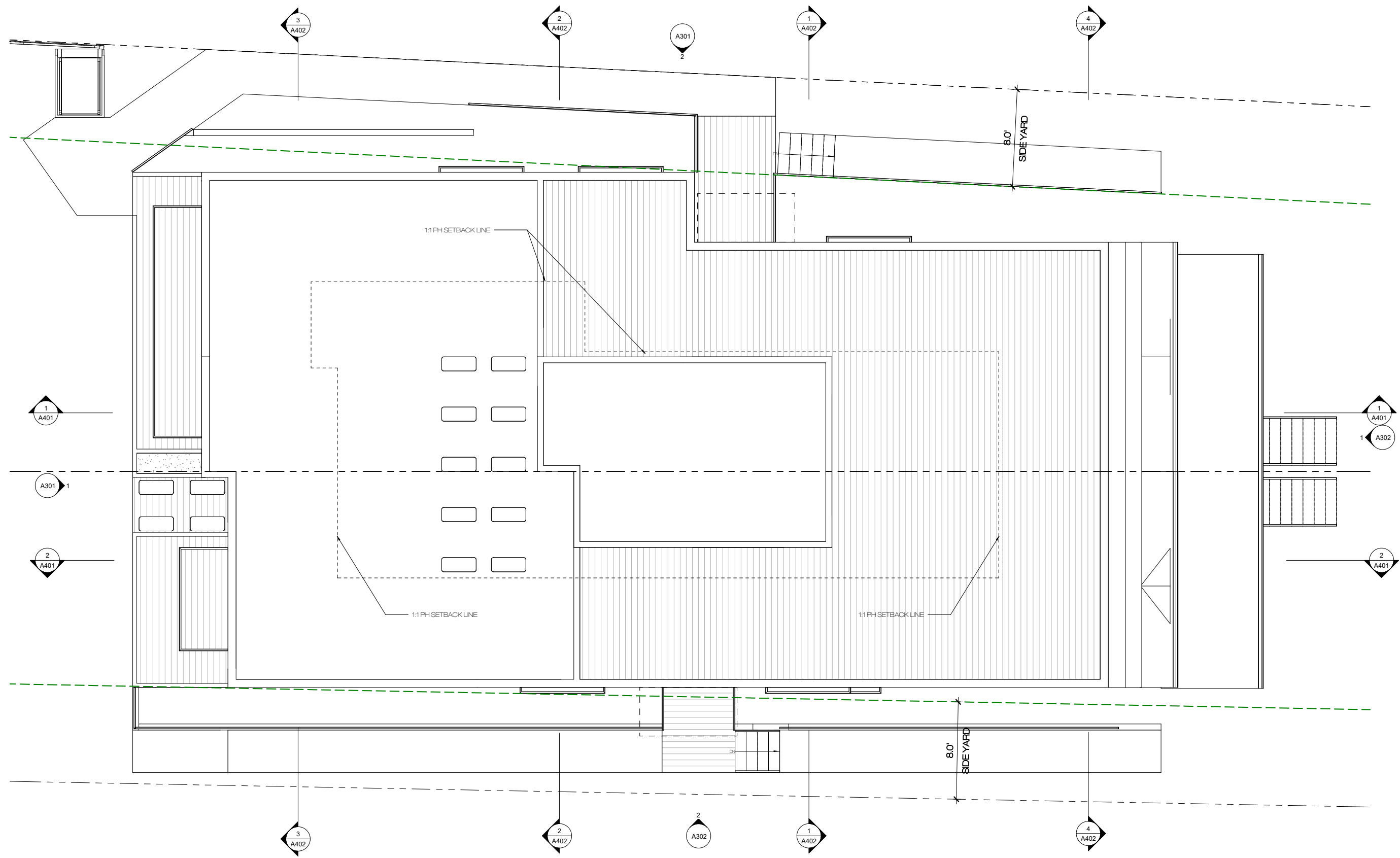
① ROOF TERRACE PROPOSED

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
1/8" = 1'-0"

0012



1 ROOF PLAN PROPOSED

NEW 17-UNIT APARTMENT HOUSE

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SCALE
1/8" = 1'-0"

0013



② WEST (BOTTOM) ELEVATION



① SOUTH (RIGHT, STREET) ELEVATION

NEW 17-UNIT APARTMENT HOUSE

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SCALE
3/32" = 1'-0"

0014



② EAST (TOP) ELEVATION



① NORTH (LEFT) ELEVATION

NEW 17-UNIT APARTMENT HOUSE

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SCALE
3/32" = 1'-0"

0015

MATERIALS

HARDIE PLANK LAP SIDING
COLOR: ARTIC WHITE



HARDIE PLANK LAP SIDING
COLOR: GREY



HARDIE PANEL
GREY



STUCCO (EXISTING TO REMAIN)



BOARD ON BOARD WOOD FENCE
HEIGHT VARIES, 3'-6' MIN
STAIN COLOR: TBD

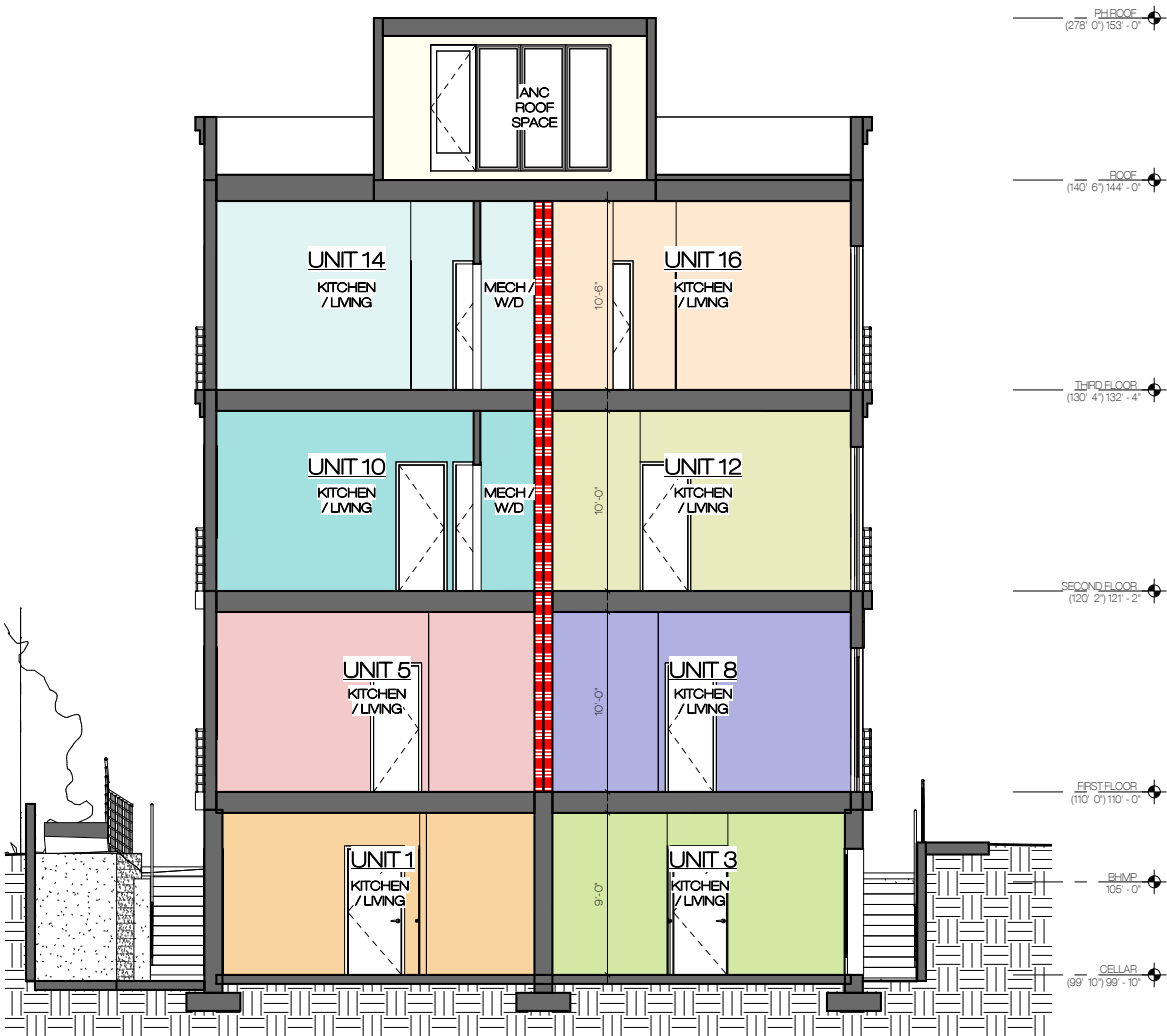


NEW 17-UNIT APARTMENT HOUSE

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0016



1 CROSS SECTION 1



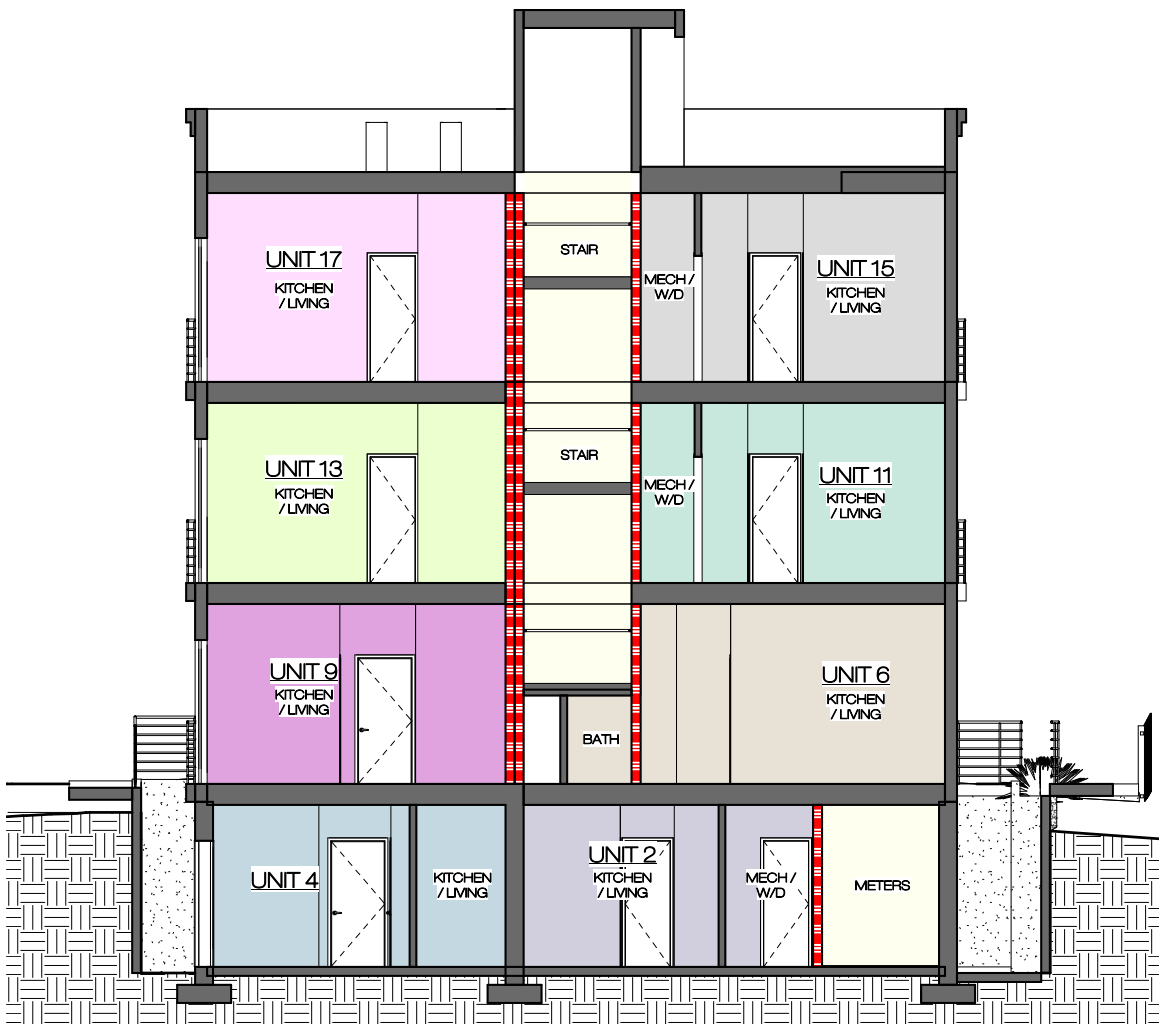
1 LONGITUDINAL SECTION 1

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
3/32" = 1'-0"

0017



② CROSS SECTION 2



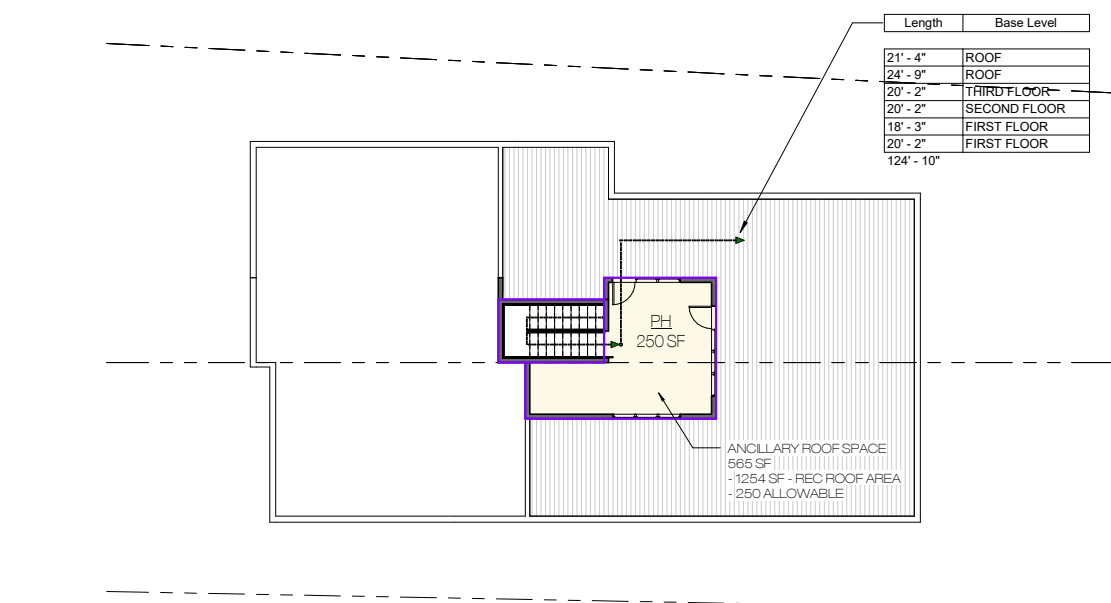
② LONGITUDINAL SECTION 2

NEW 17-UNIT APARTMENT HOUSE

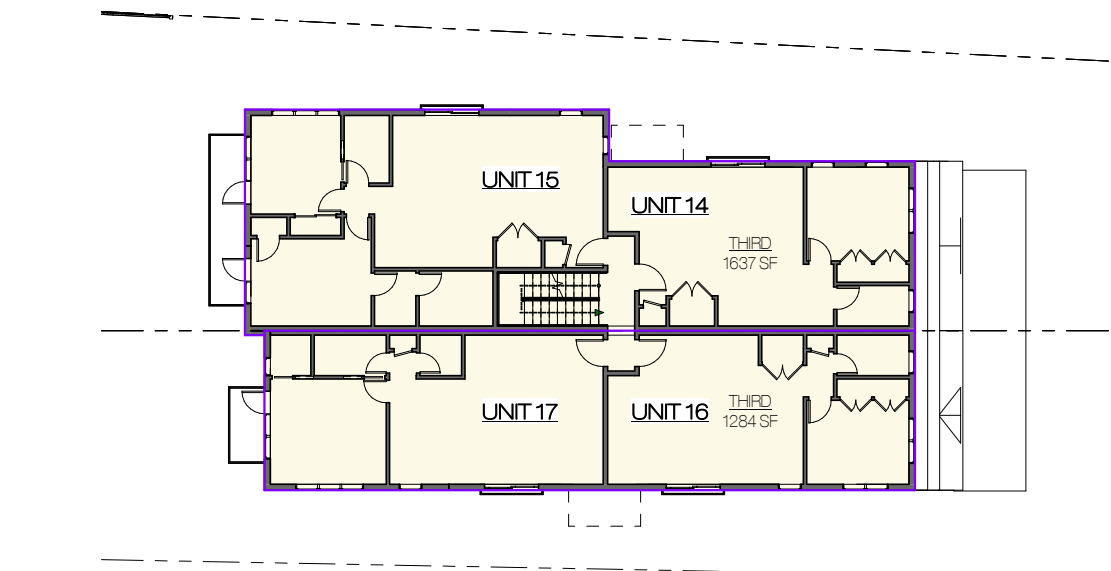
4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
3/32" = 1'-0"

0018



5 ROOF ZONING



4 THIRD ZONING

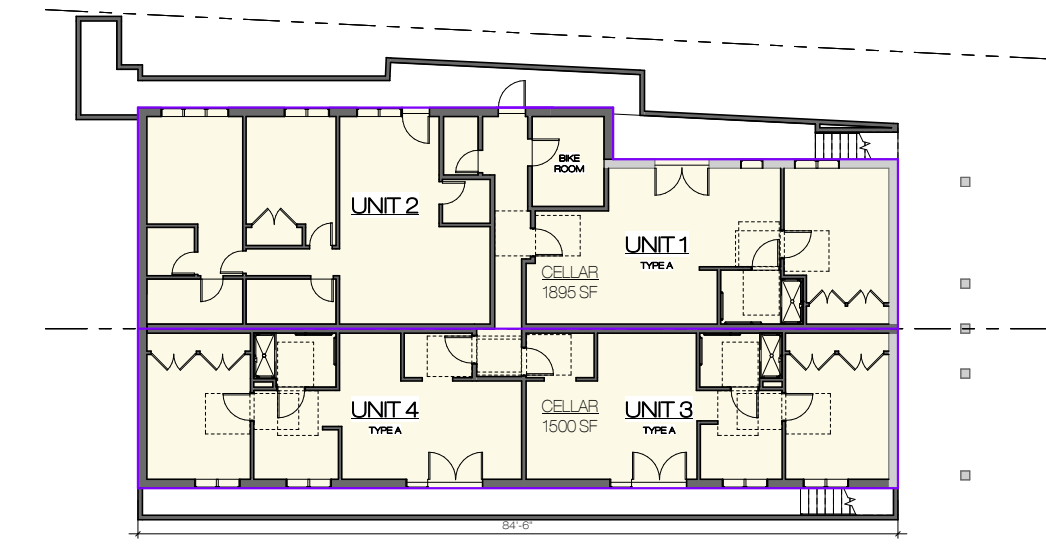
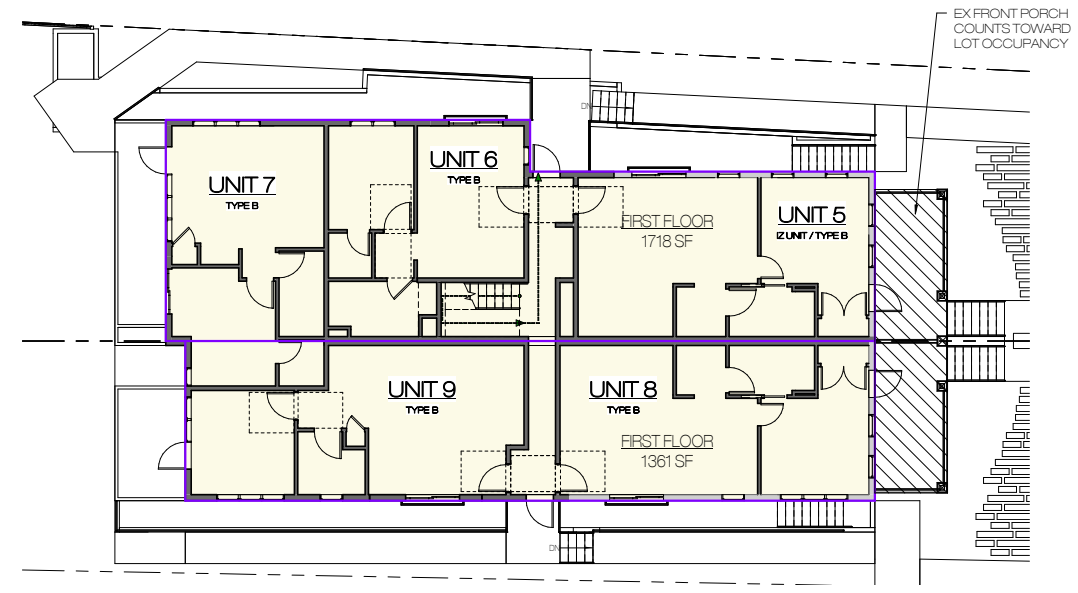
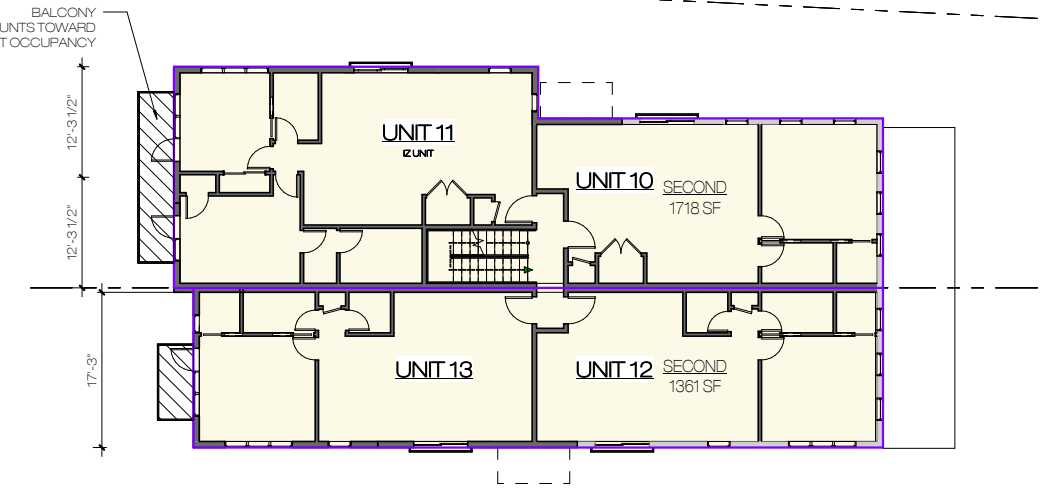
NEW 17-UNIT APARTMENT HOUSE

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3 SECOND ZONING

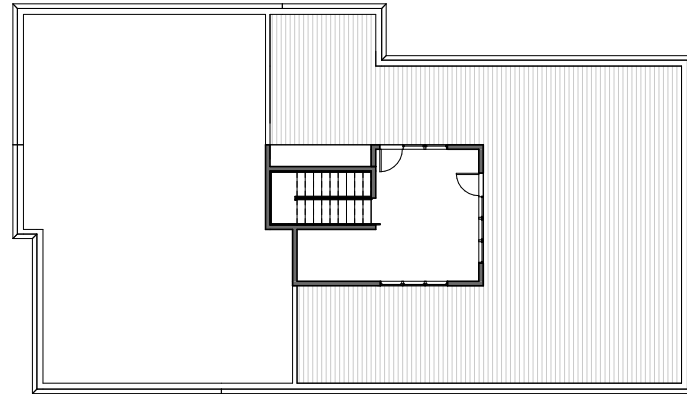
2 FIRST ZONING

1 CELLAR ZONING

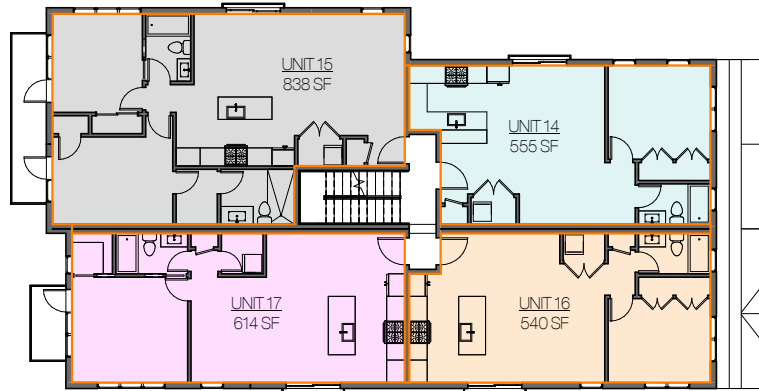


ZONING INFORMATION	
ZONING CLASSIFICATION:	RA-1
LOT OCCUPANCY	
EXISTING LOT AREA	4,700 + 3710 SF = 8,410
MAX OCC. 40%	1,880 + 1484 SF = 3,364
2% FLEX	168
FOOTPRINT	1718 + 1361 = 3,079
FRONT PORCH	273
BALCONY	110
TOTAL	3,462 = 41.1%
FAR CALCULATION	
4457	
MAX FAR - 0.9	4,230 SF
2 20% BONUS - 1.08	5,076 SF
AREAS	
LEVEL 1	1,718 SF
LEVEL 2	1,718 SF
LEVEL 3	1,636 SF
GROSS SF	5,072 SF // FAR - 1.08
4459	
MAX FAR - 0.9	3339 SF
2 20% BONUS - 1.08	4006 SF
AREAS	
LEVEL 1	1,361 SF
LEVEL 2	1,361 SF
LEVEL 3	1,284 SF
GROSS SF	4,006 SF // FAR - 1.08
CELLAR	1,895 + 1,500 SF
PENTHOUSE (NOT TO EXCEED 1/3 LEVEL BELOW)	107 SF
TOTAL SF W/ CELLAR + PH	12,638 SF
<--->	REQUIRES GREEN CODE COMPLIANCE
MISC	
BUILDING HEIGHT ALLOWABLE:	40' MAX
BUILDING HEIGHT PROVIDED:	39'-0" MEASURED FROM CENTER OF FRONT GRADE (B+MP)
STORIES:	ALLOWABLE: 3 PROVIDED: 3 (PLUS CELLAR)
MIN REQ SIDE YARD	8' REQUIRED // 8' PROVIDED
MIN REQ REAR YARD	20'-0" REQUIRED // 42.2' PROVIDED
GREEN AREA RATIO	
REQUIRED:	0.4
PROVIDED:	SEE GREEN AREA RATIO SHEETS
PARKING:	
REQUIRED:	1 PER 3 DWELLING UNITS IN EXCESS OF 4 // 5 MIN REQ'D
PROVIDED:	3 STANDARD PARKING SPACES, 2 COMPACT SPACES

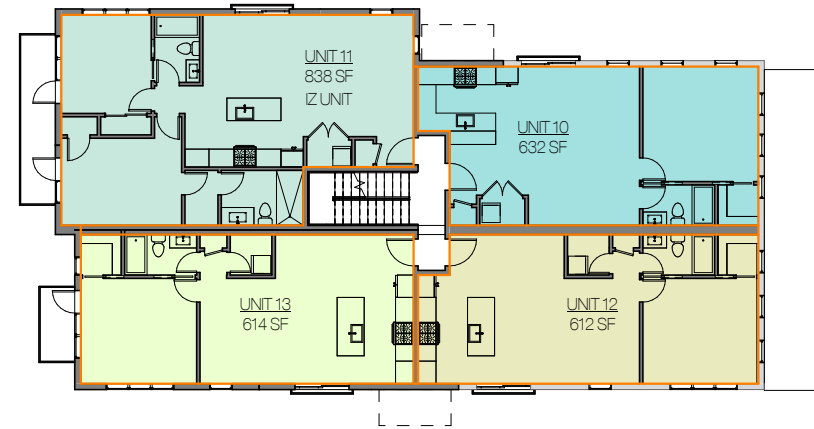
SCALE
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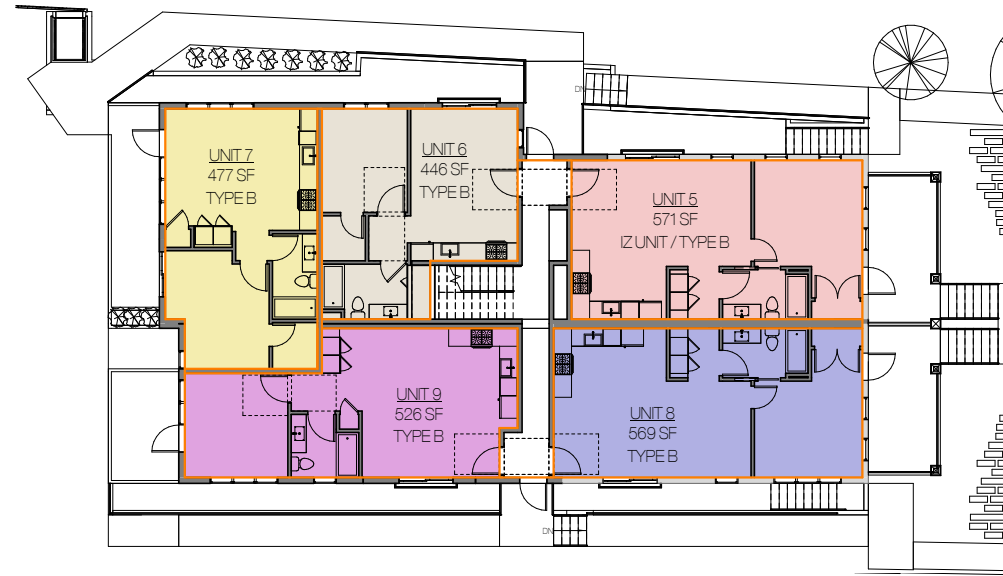
5 ROOF



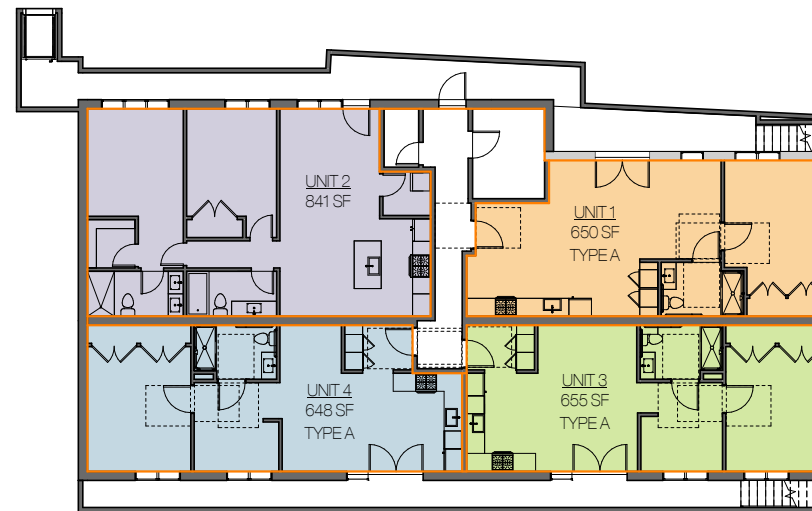
4 THIRD FLOOR



3 SECOND FLOOR



2 FIRST FLOOR



1 CELLAR

IZ UNIT INFORMATION

IZ UNIT SET ASIDE REQUIREMENTS OF TITLE 11 - ZONING (1003)

IZ WORKSHEET:

BOX 20.	TOTAL LAND AREA	8,410 SF
BOX 21.	TOTAL GROSS FLOOR AREA (ALL)	9,078 SF
BOX 22.	IZ BONUS DENSITY USED	1,509 SF
BOX 23.	TOTAL GROSS FLOOR AREA (RESIDENTIAL)	9,078 SF
BOX 24.	NOT APPLICABLE	
BOX 25.	RESIDENTIAL GROSS FLOOR AREA (BOX 23) + GROSS CELLAR AREA	9,078 SF 3,395 SF TOTAL: 12,473 SF
BOX 26.	RESIDENTIAL NET FLOOR AREA + NET CELLAR AREA	X SF X SF TOTAL: 10,625 SF
BOX 27.	RATIO BOX 26 / BOX 25	.85
BOX 28.	FACTOR YIELDING GREATER IZ 10% OF GFA 75% OF BONUS DENSITY UTILIZED (1,509*.75)	X // 1,247 SF X // 1,184 SF
BOX 29.	PRELIMINARY IZ REQUIREMENT: RESIDENTIAL GROSS FLOOR AREA NET RESIDENTIAL FLOOR AREA GROSS * BOX 27.	1,247 SF 1,060 SF
BOX 30.	OWNERSHIP 20% REDUCTION	--
BOX 31.	PENTHOUSE IZ REQ W/IN BLDG SF	--
BOX 32.	PENTHOUSE IZ FILLED BY PAYMENT?	YES
BOX 33.	TOTAL NET RESIDENTIAL IZ REQUIRED	1,060 SF

PROPORTIONALITY RULE - 1005.1

WHERE THE SET-ASIDE REQUIREMENT OF SUBTITLE C-1003 (EXCLUDING ANY SET-ASIDE REQUIREMENT SATISFIED BY PROVIDING A CONTRIBUTION TO A HOUSING TRUST FUND PURSUANT TO SUBTITLE C-1006.10) IS 850 SQUARE FEET OR MORE, THE FIRST INCLUSIVE UNIT SHALL BE A UNIT WITH AT LEAST TWO BEDROOMS.

REQUIRES 2 IZ UNITS W/ FIRST BEING A 2 BEDROOM.

UNIT 11 - 2 BED 838 SF
UNIT 5 - 1 BED 571 SF

NET UNIT AREA TOTALS

-FOR INFORMATION ONLY.
-UNIT MEASUREMENT SHOWN IS INSIDE FACE OF UNIT EXTERIOR WALLS. (PAINT TO PAINT)

NAME	AREA	UNIT TYPE	BEDS
UNIT 1	650 SF	TYPE A	1 BED
UNIT 2	841 SF		2 BED
UNIT 3	655 SF	TYPE A	1 BED
UNIT 4	648 SF	TYPE A	1 BED
UNIT 5	571 SF	IZ UNIT / TYPE B	1 BED
UNIT 6	446 SF	TYPE B	1 BED
UNIT 7	477 SF	TYPE B	1 BED
UNIT 8	569 SF	TYPE B	1 BED
UNIT 9	526 SF	TYPE B	1 BED
UNIT 10	632 SF		1 BED
UNIT 11	838 SF	IZ UNIT	2 BED
UNIT 12	612 SF		1 BED
UNIT 13	614 SF		1 BED
UNIT 14	555 SF		1 BED
UNIT 15	838 SF		2 BED
UNIT 16	540 SF		1 BED
UNIT 17	614 SF		1 BED
Grand total	10625 SF		

NEW 17-UNIT APARTMENT HOUSE

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SCALE
3/64" = 1'-0"

0020

Bollard

Symmetric



A series of LED bollard luminaires with unshielded 360° light distribution. Luminaires in this family are provided without safety guard and hand-blown three-ply opal glass for even illumination. Designed for use in the illumination of gardens and residential installations.

Die-cast and extruded aluminum · Three-ply opal glass diffuser
 LED color temperatures: 2700K, 3000K, 3500K, 4000K
 All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
 NRTL listed to North American standards - Suitable for wet locations - Protection class IP 65



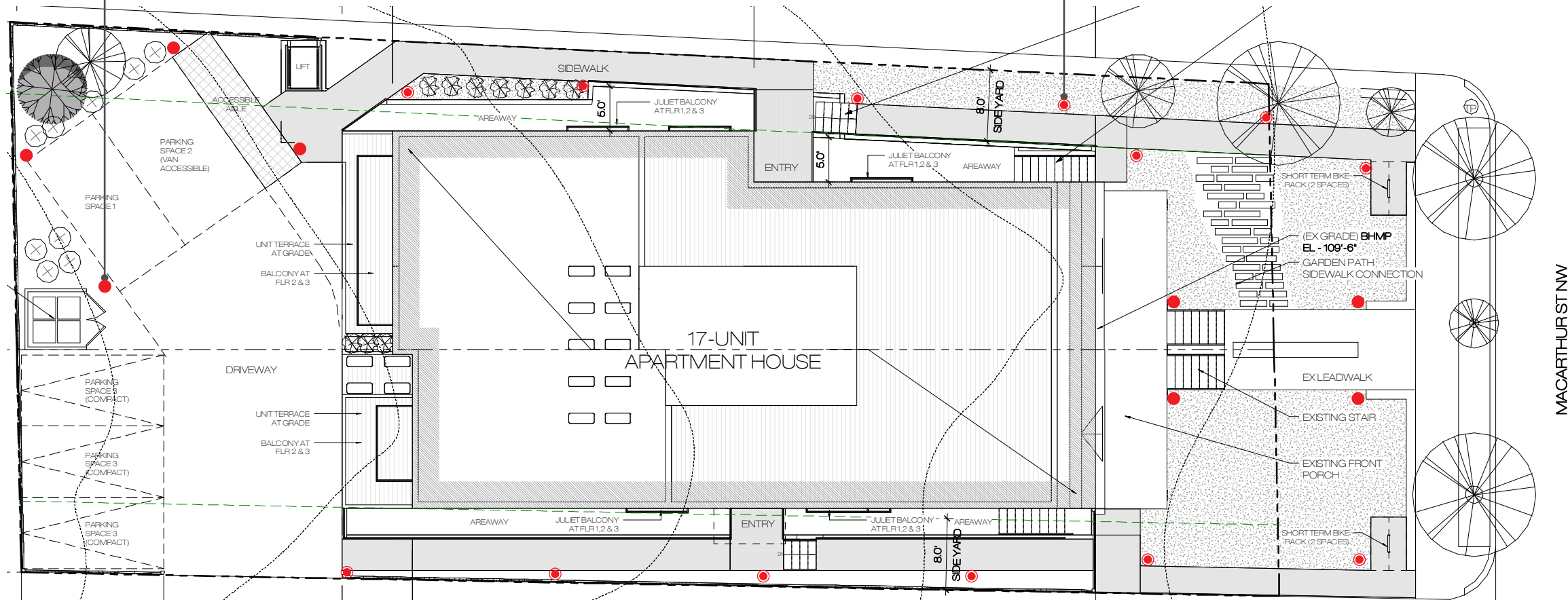
In-grade luminaire

Ground surface illuminator



A series of LED in-grade luminaires to illuminate ground surfaces. Equipped with one, two or four light apertures to meet different lighting requirements. These luminaires are designed to bear pressure loads up to 8800 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Die-cast aluminum · Clear safety glass · Reflector made of pure anodized aluminum
 LED color temperatures: 2700K, 3000K, 3500K, 4000K
 All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
 NRTL listed to North American standards - Suitable for wet locations - Protection class IP 67

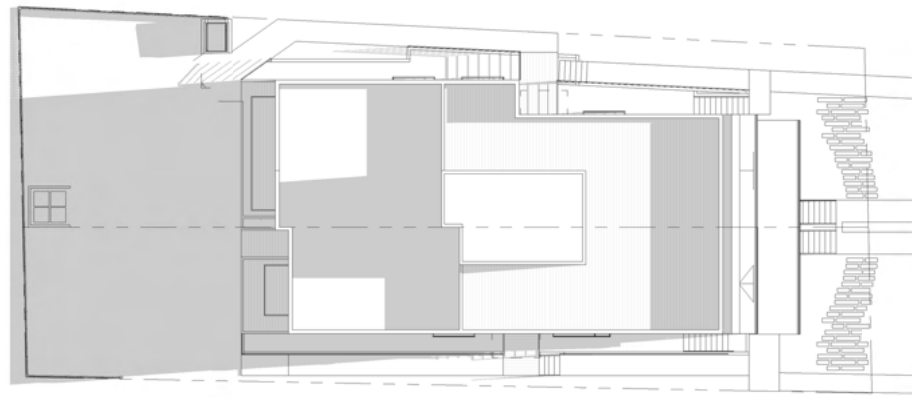


NEW 17-UNIT APARTMENT HOUSE

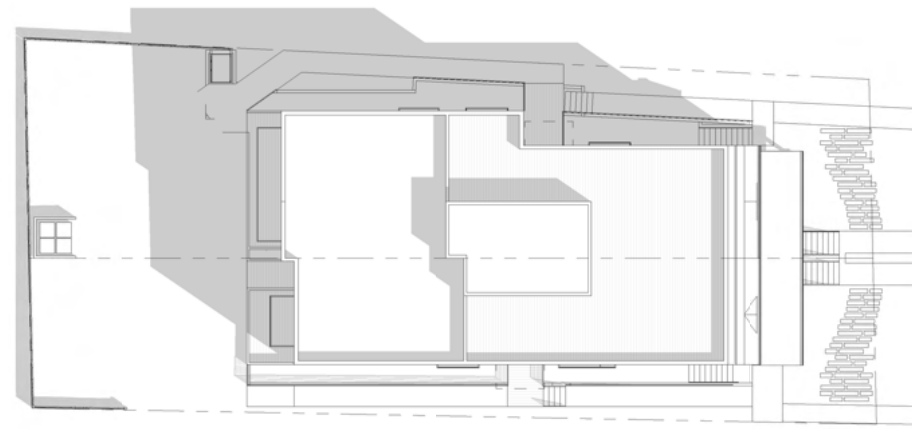
4457, 4459 MacArthur Blvd NW, Washington, DC 20007

SCALE
 NTS

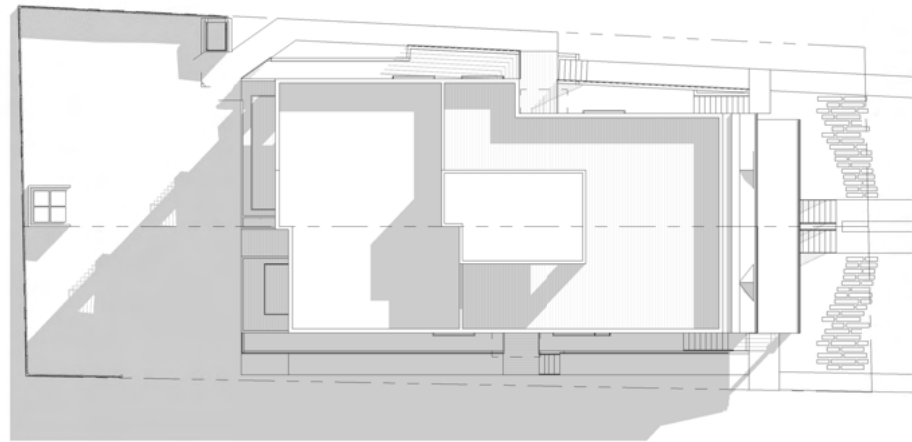
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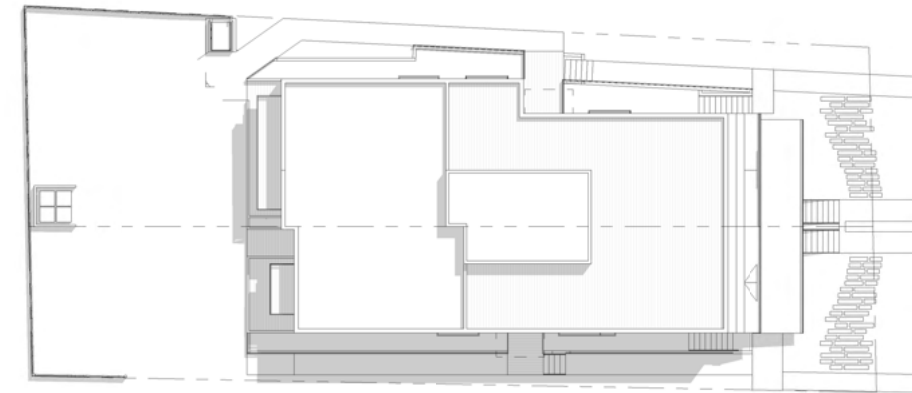
⑥ SHADOW STUDY - 3PM WINTER SOLSTICE



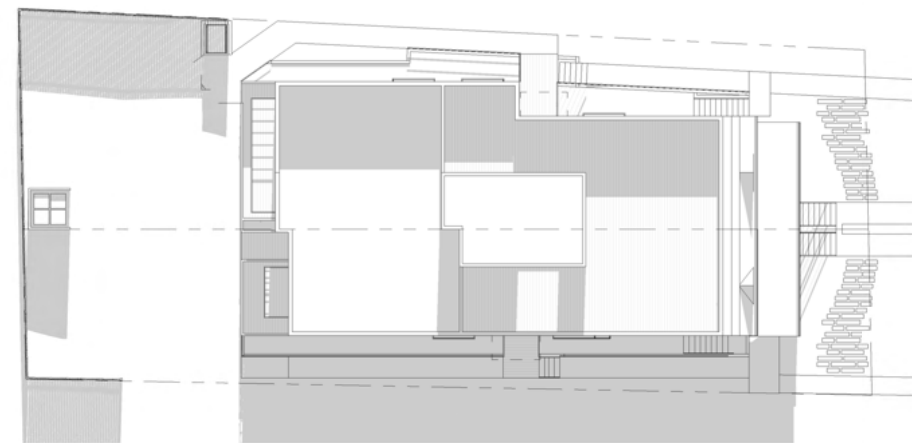
③ SHADOW STUDY - 3PM SUMMER SOLSTICE



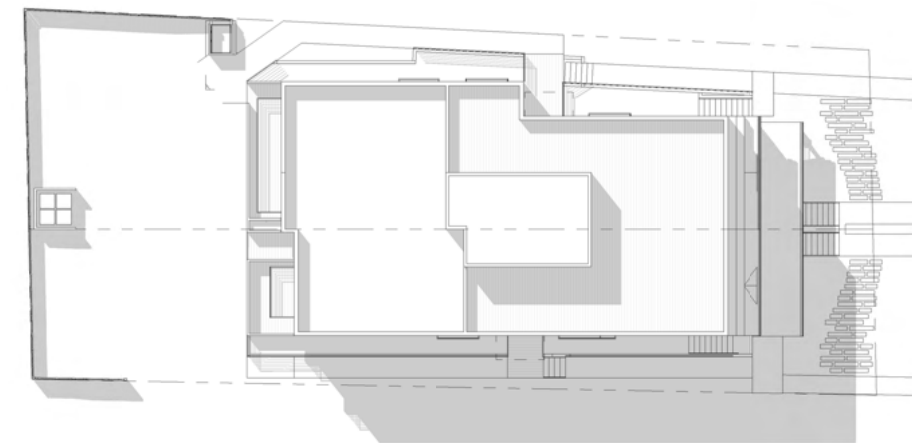
⑤ SHADOW STUDY - 12PM WINTER SOLSTICE



② SHADOW STUDY - 12PM SUMMER SOLSTICE



④ SHADOW STUDY - 9AM WINTER SOLSTICE



① SHADOW STUDY - 9AM SUMMER SOLSTICE

NEW 17-UNIT APARTMENT HOUSE

4457, 4459 MacArthur Blvd NW, Washington, DC 20007



SCALE
1/32" = 1'-0"

General Requirements of § 901.2

“Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps” and “will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps ...”

- The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The proposal is for new residential development in an area that consists primarily of multi-family residential buildings, including larger apartment buildings on each side of this Property.
- Regarding the side yard relief, the Applicant is requesting relief to maintain the existing eight-foot (8 ft.) side yards. The Building will still be significantly separated from the adjacent properties.

Specific Requirements of F-5201

Section 5201.1: For an addition to a principal residential building on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9.

- The Applicant is proposing an addition to a principal residential building on a non-alley lot.

Section 5201.4: An application for special exception relief under this section shall demonstrate that the proposed addition, new building, or accessory structure, shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

(a) The light and air available to neighboring properties shall not be unduly compromised;

- The Applicant is only requesting to maintain the existing side yards which measure eight feet (8 ft.). The adjacent apartment buildings to the east and west are significantly separated from the subject Building.

Specific Requirements of F-5201

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

- The Applicant is proposing windows, but the windows will be significantly separated from the apartment complexes to the east and west.

(c) The proposed addition or accessory structure, together with the original building, or the new building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street and alley frontage;

- The Applicant is proposing to maintain the front façade of each building. The requested relief is to maintain the existing side yard which will preserve the overall footprints as viewed from the front. There is no alley frontage.

Specific Requirements of U-421

Section 421.2: The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:

(a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and

- It is expected that the Office of the State Superintendent of Education will not have an issue with the addition of residents from a 17-unit building.

(b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.

- The Property is located on MacArthur Boulevard and is within walking distance of several restaurants, grocery stores, retail shops, and a number of doctors' offices.
- The Subject Property is also walking distance from Foundry Branch Valley Park and Foundry Branch Tunnel which provides direct access to the Capital Crescent Trail and the C&O Canal Towpath.
- There are also a number of bus stops within walking distance of the Property.

Specific Requirements of U-421

Section 421.3: The Board of Zoning Adjustment shall refer the application to the 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 surrounding neighborhood, and the relationship of the proposed project to public plans and projects.

- The Application has been reviewed by the Office of Planning, which has issued detailed favorable findings on these elements in its report.

Questions?