

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jonathan Kirschenbaum, AICP, Development Review Specialist
Joel Lawson, Associate Director Development Review

DATE: June 23, 2021

SUBJECT: Supplemental Report for BZA Case 20380 (4457 MacArthur Blvd., NW) to permit an eight-unit apartment house.

I. BACKGROUND

At its April 28, 2021 public hearing, the Board considered this BZA application for a special exception to permit an eight-unit apartment house in the RA-1 zone. The Board requested the Office of Planning (OP) to respond to the applicant's sun/shadow study and to provide a comparative study addressing the height of existing buildings and setbacks on the surrounding block, and set a date of June 23, 2021 for the date of submission for the OP Report.

Sun/Shadow Study

To date, the applicant's sun/shadow study has not been filed to the record. Should the additional information be filed, OP will provide analysis in a future filing.

Height and Setbacks

As discussed in OP's public hearing report at Exhibit 35, the proposed apartment house would comply with the height requirement for the RA-1 zone, which limits height to a maximum of 40 feet and 3 stories. The proposed apartment house would be 35 feet 6 inches and 3 stories, which is lower than the maximum height anticipated by the RA-1 zone. The proposed third floor would be set back five feet from the front building wall. As such, the building would be consistent with the form and character anticipated in the zone and which other buildings in the zone could be constructed to as a matter-of-right. The site is not within a historic district where redevelopment of other lots consistent with zoning might not be anticipated.

OP reviewed the height and setbacks of existing buildings located on MacArthur Boulevard, NW between Q Street, NW and Foxhall Road, NW based on a site visit and Google Street View. There are a variety of building typologies intermixed, including apartment houses, detached houses, semi-detached houses, and row houses, which are all characteristic of and anticipated by the RA-1 zone.

Northwest of the subject property, there are two-story and three-story apartment houses that do not provide any upper floor setbacks. There are also detached houses of varying stories in addition to several three-story row buildings that do not provide any upper floor setbacks. Southeast of the subject property, there is a two-story apartment house, a detached house, numerous three-story row buildings that do not provide any upper floor setbacks, and several three-story row buildings that do provide a

third-story setback. All of these properties are also zoned RA-1, which could support building additions or new buildings that could achieve a height of 3 stories and 40 feet as a matter-of-right.

The proposed apartment house at 35 feet 6 inches and 3 stories would not be inconsistent with the general neighborhood character of the block. There are numerous buildings along both sides of MacArthur Boulevard that are three-stories in height and do not provide an upper floor setback. The proposed apartment house would not be inconsistent with the existing heights of buildings along the block and would set the third-floor five feet back from the front building wall, further articulating the front facade. The massing, building style, materials, details, and landscaping would be consistent with a residential building and not inconsistent with the varied character of the immediate area along MacArthur Boulevard.