

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Brandice Elliott, Case Manager
 Joel Lawson, Associate Director Development Review
DATE: May 14, 2013
SUBJECT: BZA Case 18553, 4529 MacArthur Boulevard, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the special exception relief requested in accordance with § 353 to allow the development of a four unit apartment building, subject to the installation of properly installed and maintained tree protection fencing to ensure existing trees along MacArthur Boulevard and the perimeter of the site are preserved throughout the construction process.

II. LOCATION AND SITE DESCRIPTION

Address	4529 MacArthur Boulevard, N.W.
Legal Description	Square 1363, Lot 954
Ward	3, 3D
Lot Characteristics	The rectangular corner lot is 4,915 square feet in area, with approximately 34 feet of frontage along MacArthur Boulevard and 129 feet of frontage along Q Street. The rear of the property, approximately 44 feet in width, is served by a 15 foot wide alley.
Zoning	R-5-A – lower density urban development consisting of detached and semi detached single family dwellings and multi family buildings
Existing Development	Single family dwelling, permitted in this zone.
Historic District	N/A
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 east, is a two story single family dwelling. To the west, across Q Street, is a three story multi family building known as Bryn Mawr Apartments.



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.
------------------------------------	---

III. APPLICATION IN BRIEF

The applicant is proposing to develop the property located at 4529 MacArthur Boulevard, N.W., at the northeast corner of Q Street and MacArthur Boulevard, with a three story multi family building consisting of four units. A two story single family dwelling would be removed from the property for this proposed development. 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.

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

R-5-A Zone	Regulation	Proposed	Relief
Height § 400	40 ft. max.	37.5 ft.	None required
Floor Area Ratio § 402	0.9	0.9	None required
Lot Occupancy § 403	40% max.	39.67%	None required
Rear Yard § 404	20 ft. min.	33.5 ft.	None required
Side Yard § 405	9.25 ft. min. (8 inches per foot of height)	9.6 ft.	None required

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.

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 has filed 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.*

A two story single family dwelling currently occupies the lot. The proposed plan consists of removing the existing dwelling for the development of a three story, four unit apartment building with a height of 37.5 feet and setbacks similar to those of the existing structure. Along the east property line, a setback of 9'-7" has been provided, where eight feet is required. A rear setback of 33.5 feet has been provided, where 20 feet is required. While there is no front setback requirement, the proposed structure would be approximately the same distance behind the sidewalk as the existing single family dwelling. The proposed development would comply with lot occupancy and floor area ratio requirements. Four 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. The existing curb cut that provides access to the driveway from Q Street would be removed.

The property consists of a significant amount of mature landscaping, which the applicant intends to preserve. In particular, there is one large elm tree on the property adjacent to MacArthur Boulevard, which the applicant will maintain at the request of Urban Forestry. The perimeter of the property also features a significant number of evergreen trees, which the applicant intends to incorporate into the landscape scheme. OP recommends that any approval be conditioned upon careful protection of the trees during the construction process.

Given that the proposed development will provide setbacks consistent with the zoning regulations, light and air to adjacent properties should not be compromised. In addition, the significant landscaping on the site will provide a buffer from adjacent properties. The closure of the curb cut on Q Street will improve pedestrian circulation, particularly to neighborhood schools, Hardy Recreation Center, and to the bus stop in front of the property. The proposed height of the development is consistent with the regulations, and similar to or less than that of apartment buildings located along MacArthur Boulevard. Finally, there are no changes proposed to the grade of the property.

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?*

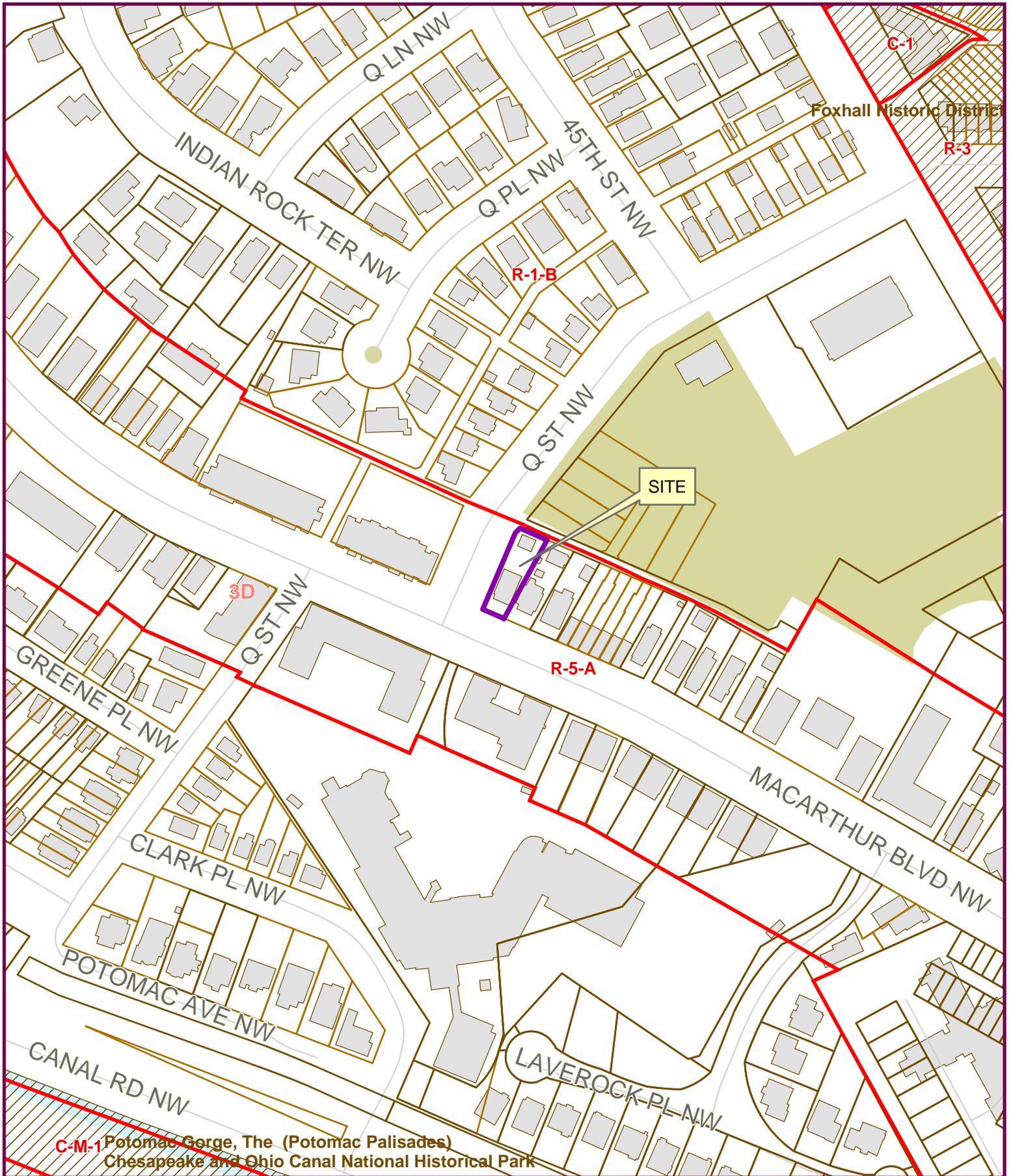
The proposal is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The properties along MacArthur Boulevard, from the intersection of Foxhall Road to just beyond the intersection of Elliot Place, are zoned R-5-A, which is a low density residential district permitting 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 and would be an appropriate transition between the three story multi family development located at the northwest corner of MacArthur Boulevard and Q Street and the adjacent detached single family dwellings.

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 corner property has frontage on MacArthur Boulevard and Q Street, with alley access along the rear property line that provides separation from Hardy Recreation Center. The properties located across MacArthur Boulevard and Q Street are currently developed as multi family buildings. The only property that is immediately adjacent to the subject lot is located along the east property line, and is currently developed with a two story detached dwelling. The proposed development would provide a 9'-7" setback along the east property line, where eight feet is required, and the existing five-foot high fence would remain. In addition, existing mature landscape that would be maintained by the applicant will provide screening from both MacArthur Boulevard and Q Street.

VI. COMMUNITY COMMENTS

This application was forwarded to Advisory Neighborhood Commission (ANC) 3D for its review and comment. The ANC voted to recommend denial of the request at its May 1, 2013 meeting. Several neighbors attended the meeting to voice opposition in regards to the use of the property for a multi-family dwelling.



BZA Case 18553 - 4529 MacArthur Boulevard, N.W.



DC Office of Planning



This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.