

**ADVISORY NEIGHBORHOOD COMMISSION 3E**  
**TENLEYTOWN • AMERICAN UNIVERSITY PARK • FRIENDSHIP**  
**HEIGHTS**

5425 Western Avenue NW  
Suite 219  
Washington DC 20015

**Resolution to oppose the application of Tenley Hill CUA for a minor modification to the**  
**PUD and zoning map amendment approval for 4714-27 Wisconsin Avenue NW**  
**Order No. 904**  
**Zoning Commission Case No. 98-21C**

**Whereas:** PN Hoffman Inc. on behalf of the Tenley Hill Condominium Unit Owners Association (“Tenley Hill CUA”) has requested the Zoning Commission approve a minor modification to the planned unit development (“PUD”) and zoning map amendment approval for 4714-27 Wisconsin Avenue NW Washington DC (Square 1734, Lot 9) in Zoning Commission order No. 904 (“Order”);

**Whereas:** The order called for the instillation of a metal and frosted glass door at the entrance of the commercial portion of the parking garage;

**Whereas:** According to representations made by Tenley Hill CUA, the glass door provided for in the PUD presented several problems for the building, including increasing the heat, air flow and noise created by the placement of the HVAC condensers in the garage;

**Whereas:** in order to alleviate some of these problems Tenley Hill CUA replaced the glass door with an aluminum grill door which allowed the heat generated by the HVAC condensers to escape from the garage as well as the noise. Now it seeks a retroactive modification the PUD to grant it permission to make this change;

**Whereas:** The PUD process is an important mechanism for providing concessions to the community in exchange for any burden imposed upon it by the construction of a particular project;

**Therefore,** be it resolved, based on the specific commitment made in the original PUD application and based on the negative impact of the proposed modification to the immediate neighborhood as documented by a signed petition of a significant number of immediate neighbors, specifically the derivation from the aesthetics of the building and increased noise, ANC 3E opposes the application of Tenley Hill CUA for a minor modification to the PUD as presented in its July 11, 2005 letter to the Zoning Commission.

ANC 3E approved this resolution at its regular meeting on September 8, 2005, which was properly noticed and at which a quorum was present. The resolution was approved by a vote of 4-0. Commissioners Chapman Todd, Lucy Eldridge, Amy McVey and Anne Sullivan were present.

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Lucy Eldridge, ANC 3E Commissioner