



## **ADVISORY NEIGHBORHOOD COMMISSION 3E**

**TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP  
HEIGHTS**

c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015  
www.anc3e.org

### **Resolution In Support of Joint Application in BZA Case Numbers 18132 and 18133**

#### **WHEREAS:**

Ari Zentner and John Lemoine, the respective owners of 5009 and 5011 Belt Road, NW, have submitted separate, but related, applications to the Board of Zoning Adjustment (BZA) for special exception relief from the zoning regulations in order to build adjoining rear additions to their semi-detached homes. Because the houses share a common wall, neither property conforms to the minimum side-yard requirement. Nor do the properties conform to the minimum lot width requirement.

#### **RESOLVED:**

The proposed rear additions will not result in any detriment to the public good or substantial impairment of the intent, purpose or integrity of the zone plan. The conforming residential use will remain the same. There will be no adverse impact to the light, air or privacy available to the neighbors. Nor will the new construction, as viewed from the street, visually intrude upon the character, scale and pattern of houses currently lining Belt Road. Indeed, the additions will barely be visible from the front of the houses.

The applicants have submitted letters in support of their request from neighbors, including the owners of the two adjacent properties. ANC 3E is unaware of any opposition to the request.

ANC 3E believes that the applicants have satisfied the conditions set forth in §3103.2 of Title 11 of the D.C. Municipal Regulations for granting relief from the minimum lot dimension and side-yard requirements.

ANC 3E supports the applications of Ari Zentner and John Lemoine for special exception to build the non-conforming adjoining additions and requests that the BZA approve the two applications.

ANC 3E approved this resolution at its meeting on October 14, 2010, which was properly noticed and at which a quorum was present. The resolution was approved by a vote of 5-0. Commissioners Jonathan Bender, Beverly Sklover, Mathew Frumin, Sam Serebin, and Lucy Eldridge were present.



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Matthew Frumin, Chair, ANC 3E