



ADVISORY NEIGHBORHOOD COMMISSION 3E

**TENLEYTOWN AMERICAN UNIVERSITY PARK
FRIENDSHIP HEIGHTS**

c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015

Resolution Supporting Application for a Special Exception For 4719 Butterworth Place, NW, BZA Application No. 18021

WHEREAS, Peter and Leslie Shields (the “Applicants”) have requested a special exception to allow construction of an addition (“Proposed Addition”) to their home at 4719 Butterworth Place, NW (the “Property”), BZA Application No. 18021.

WHEREAS, the variance for which Applicants request relief relates to the sideyard on the west side of the structure – the zoning regulations require an 8 foot sideyard and they propose a 4.66 foot sideyard.

WHEREAS, the sideyard on the west side for the existing house, built before the enactment of the current zoning regulations, is 3.07 feet.

WHEREAS, the west side sideyard for the Proposed Addition would be inset 1.59 feet from the west side boundary sideyard for the existing house.

WHEREAS, the west side of the house where the sideyard relief is requested is bordered by an alley resulting in at least 20.66 feet between the Proposed Addition and the adjacent property to the west.

WHEREAS, a number of the nearby neighbors either support or do not oppose construction of the Proposed Addition.

WHEREAS, the neighbor directly to the west of the property has expressed opposition to the Proposed Addition, because he requests that the Proposed Addition not extend as far back into the Applicants’ yard as contemplated, that the roof be lower, that steps be taken to alter the appearance of the Proposed Addition when viewed from his property and because of concerns relating to water in the alley.

WHEREAS, Applicants could construct a matter-of-right addition extending as much as 12 feet further into their backyard and significantly higher than the Proposed Addition while adhering to the technical sideyard requirement on the west side of the Property and relevant height requirements.

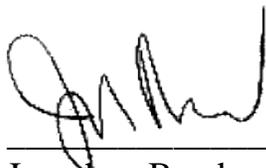
WHEREAS, in the process of pursuing their Proposed Addition, Applicants have pledged generally to seek to make other improvements and press the City to make repairs to address maintenance issues in the alley to the west of the Property.

WHEREAS, ANC 3E believes that on the condition that the Proposed Addition be built in a manner that does not exacerbate water issues in the alley, the burden on the neighbors from the grant of the requested Special Exception would be modest and that the request is reasonable.

THEREFORE BE IT RESOLVED that ANC 3E supports the Application for a Special Exception to construct the Proposed Addition to 4719 Butterworth Place, NW on the condition that the Applicant provides the BZA with meaningful assurances that in the process of constructing the Proposed Addition the Applicants will take steps to ensure that water from the Property does not runoff into the alley.

BE IT FURTHER RESOLVED that ANC 3E authorizes Commissioner Frumin to represent it before the BZA at the hearing on this matter.

ANC 3E approved this resolution at its regularly scheduled meeting on January 4, 2010, which was properly noticed and at which a quorum was present. The resolution was approved by a vote of 4-0. Commissioners Jon Bender, Mathew Frumin, Beverly Sklover and Lucy Eldridge were present.



Jonathan Bender, Chair, ANC 3E