ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015
www.anc3e.org

Resolution in Support of a Special Exception for
4916 Belt Road NW in BZA Case No. 18609

Whereas, there is an application pending for variances from the maximum allowable lot occupancy (section 403.2) of 52.5% up from the allowable occupancy of 40%, a variance on the required side yard setback (section 405.9) of 3.4 feet instead of the required 8 feet on the right side of the house and 4.3 feet instead of the required 8 feet on the left side of the house and a variance to a nonconforming structure that does not conform to maximum lot occupancy requirements (section 2001.3) in an R-1-B zone from the Board of Zoning Adjustment (the "BZA") for a proposed addition to 4916 Belt Road NW (square 1757, lot #0027) in BZA Case No. 18609, and

Whereas, the ANC has reviewed the plans, presented at a fully noticed public meeting, and

Whereas, this particular home was constructed prior to the existence of the applicable zoning laws and has always been non-conforming with those laws and this renovation project is changing neither the lot occupancy nor the side yards of the house, and

Whereas, the ANC considers the proposed project reasonable, particularly in light of the support expressed for the proposed project by the owners of the adjacent houses most affected by the proposal and, to the knowledge of ANC 3E, no person has come forward in opposition to the application.

Now therefore be it resolved, ANC 3E supports the application for a Special Exception from the Board of Zoning Adjustment for the proposed addition to 4916 Belt Road NW in BZA Case No. 18609.

ANC 3E approved this resolution at its meeting on July, 11, 2013, which was properly noticed and at which a quorum was present. The resolution was approved by a vote of 4-0-0. Commissioners Jonathan Bender, Matthew Frumin, Tom Quinn and Sam Serebin were present.

Jonathan Bender

Digitally signed by Jonathan Bender
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ANC 3E
By Jonathan Bender, Chairperson