



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 4108 Garrison Street NW in BZA application No. 19078

Whereas, Andrew & Hope McCallum (the “applicants”) have an application pending for a special exception from the required side yard requirement of 8 feet to instead construct an addition to their home which will only leave a side yard of 2.58’ from the Board of Zoning Adjustment (the “BZA”) for the proposed addition to 4108 Garrison Street NW (square 1738, lot #0044) in BZA Case No. 19078, and

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

Whereas, as of September 9, 2015 the ANC has not received any package or other information about this application from the BZA except for notice about the hearing date of October 6, 2015 and is relying on calculations and assertions presented by the applicant and their architects, and

Whereas, the applicant’s home in its current condition is non-compliant with the side yard requirements on both sides and this addition as proposed maintains the existing side yard of 2.58’, and

Whereas, the applicant’s home is otherwise in compliance with the R-2 zoning requirements and even after this proposed addition will only utilize 26.1% of the allowed 40% lot occupancy and will have a rear yard of 100.34’ while only a 20’ rear yard is required, and

Whereas, the applicant has shared their plans with all of the immediately impacted neighbors all of whom support such plans, and

Whereas, in past cases similar to this the ANC has strongly encouraged applicants to save as much of their properties green space and trees as possible and this proposal will result in the loss of no trees or green space, and

Whereas, the applicant requires relief on their side yard requirement because their existing structure does not meet the required lot width or the required side yard requirement and is thus considered a non-conforming structure.

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 4108 Garrison Street NW in BZA Case No. 19078.

Be it further resolved, if the BZA determines that the relief required by the applicant is different than that which they presented to the ANC and which the ANC supports in this resolution that ANC 3E respectfully requests that the BZA postpone this hearing until the ANC is able to re-consider this application in light of the updated application and BZA report.

ANC 3E approved this resolution at its meeting on September 9, 2015, which was properly noticed and at which a quorum was present. The resolution was approved by a vote of 5-0-0. Commissioners Jonathan Bender, Amy Hall, Jonathan McHugh, Tom Quinn and Anne Wallace were present.

ANC 3E
By Jonathan Bender, Chairperson