ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
CHEVY CHASE WAKEFIELD FORT GAINES
c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015

Resolution Regarding BZA Case 19367

Whereas, the Board of Zoning Adjustment (BZA) Case 19367 is scheduled to be heard on December 21st, 2016;

Whereas, the owners of 4831 Alton Place NW are seeking to rebuild a garage into a 2-story accessory structure for their sons to use as a study room, which according to the District of Columbia Office of Planning (DCOP) report and DC Regulations is permissible in this zone

Whereas, the existing setback from the side yard for which the applicant is seeking relief is currently a nonconforming 5 foot 6 inches;

Whereas, the DCOP report notes that "the proposed renovation is not anticipated to adversely impact the use of neighboring property" and recommends approving the project;

Whereas, the homeowners have agreed to a number of modifications to the proposal to accommodate the immediately adjacent neighbors, including retaining the existing 5 foot 6 inch side yard setback after initially proposing to exceed it by several feet; frosting windows on the east side of the accessory dwelling unit; modification of the drainage system into additional rain barrels; adding additional landscaping screening between their property and the neighbor to the west; and modification of the roof from a gable roof to a flat roof;

Whereas, the ANC 3E supports the principle embodied in DC zoning regulations allowing homeowners to construct accessory dwelling units on their property as appropriate.

Therefore, be it resolved, ANC 3E does not oppose the homeowner's application provided that the changes enumerated here are made.

The resolution passed by a vote of 5-0-0 at a properly noticed meeting held on December 8, 2016, at which a quorum was present, with Commissioners Bender, McHugh, Hall, Quinn, and Wallace in attendance.

ANC 3E

Jonathan Bender

Digitally signed by Jonathan Bender
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By Jonathan Bender, Chairperson