



## **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](http://www.anc3e.org)

### **RESOLUTION SUPPORTING BZA Application No. 21097 –** **4401 Burlington Place, NW (Square 1587, Lot 68) of Edward and Valerie O’Keefe**

#### **WHEREAS:**

1. The owners of the property at 4401 Burlington Place, NW seek to demolish the existing enclosed screened porch and construct a new sunroom addition (the “Addition”).
2. The property is an improved two-story plus cellar single-family dwelling (the “Building”) with a one-story porch in its eastern side yard in the R-1-B zone.
3. The existing porch creates a nonconforming condition with respect to the eastern side yard as it extends to the lot line (0 ft. side yard, 8 ft. required). While the proposed Addition will only be 3.1 sq. ft. larger than the existing screened porch, it will technically extend this existing nonconforming condition.
4. Accordingly, the Addition requires special exception relief pursuant to D-5201 from the side yard requirements of D-208.2.
5. The proposed sunroom faces 44th Street, NW and does not face any adjacent neighbors. There are no other changes proposed to the Building and the requested Addition and Building conform to the development standards, apart from the requested relief.
6. The applicants have reached out to the immediate neighbors about the Addition and are unaware of any neighbors who have communicated their opposition to the project. The ANC is not aware of any opposition either.
7. The proposed Addition does not appear to be out of character with the neighborhood.

#### **NOW THEREFORE BE IT RESOLVED:**

ANC 3E supports the above-referenced application.

The resolution passed by a vote of 6-0-0 at a properly noticed meeting held on March 14, 2024, at which a quorum was present, with Commissioners Bender, Carney, Cohen, Denny, Hall, and Quinn in attendance.

ANC 3E

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Jonathan Bender

Chairperson