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
www.anc3e.org

Resolution Regarding the Board of Zoning Adjustment Case Relating to 4820 Nebraska Avenue NW (BZA Case No. 20025)

WHEREAS

The Applicant seeks permission to remove an existing stoop and replace it with a front porch. The R-1-B zone requires an 8' side yard however this home is one-half of a duplex and therefore has no side yard on the edge of the property adjacent to the other half of the duplex.

The construction of the proposed addition will result in no change to the properties lot occupancy nor will there be any change in the side yard but since the current and future use are both non-conforming this proposal requires Board of Zoning (BZA) approval for a special exception.

The Applicant has presented a letter of support for this project and special exception from the neighbor who owns and occupies the other half of the semi-detached home they occupy, and the ANC has heard no opposition from any nearby neighbors.

ANC 3E and the BZA have routinely granted such requests, particularly when nearby neighbors express support, as is the case here.

Typically, ANC 3E seeks on-site environmental mitigation from any applicant seeking to permanently alter their lot occupancy or alter the pervious surfaces on a lot however in this case no change in the lot occupancy is being sought so such mitigation is, in ANC 3E's opinion, unnecessary.

THEREFORE, BE IT RESOLVED, based on our assessment of the project, in light of the support for it expressed by the nearby neighbors, we support the Application here (BZA Case No. 20025).

ANC 3E approved this resolution at its meeting on June 13, 2019, which was properly noticed and at which a quorum was present. The resolution was approved unanimously by a vote of 0-0-0. Commissioners Jonathan Bender, Greg Ehrhardt, Amy Hall, Jonathan McHugh and Tom Quinn were present.

_____

ANC 3E
By Jonathan Bender, Chairperson