



## **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

<https://anc3e.org>

### **RESOLUTION OF SUPPORT IN BZA #20926**

#### **WHEREAS:**

The owners of the property at 4343 39<sup>th</sup> Street NW seek to construct a one-story rear addition to an existing, detached, three-story with cellar, principal dwelling unit in the R-1-B zone.

They are seeking a Special Exception from:

- The side yard requirements of Subtitle D § 206.2 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2); and,
  - The rear yard requirements of Subtitle D § 5004.1(a) (pursuant to Subtitle D § 5201 and Subtitle X § 901.2).
1. The applicants sought the Special Exception because a) the addition would decrease the distance between the principal dwelling and an existing accessory building from 24 ft. 2 in. to 10 ft. 1.25 in.; and, b) it would decrease the side yard to 6.8 feet when 8 feet is required. The application states the latter would not unduly impact the light and air available to neighboring properties—a consideration in such zoning approvals—as it is only one story, 10 ft. ½ in. in height.
  2. The applicants have filed letters of support from three neighbors that abut the property, and, we are unaware of any neighbors who have communicated their opposition to the project.
  3. Considering the relatively large size of the property and distance of the home from the neighbors, the addition does not appear substantially to adversely affect any neighbors.
  4. The proposed addition does not appear to be out of character with the neighborhood.
  5. Given the historic significance of the landmark property (“The Rest,” aka, Lyles-Magruder House), the applicants stated that the D.C. Historic Preservation Office has reviewed and approved the addition plans. Given that the property is listed in the D.C. Inventory of Historic Sites, the plans required D.C. Historic Preservation Office review and approval for the building permit, which has been completed. The applicants also engaged the relevant director at the D.C. Historic Preservation Office during the design phase to review the plans and make suggestions before they formally submitting for permit.

6. From a stormwater runoff perspective, the applicants have stated that the proposed addition is on land that currently is impervious, so there will be no additional stormwater generated as a result of the work. The applicants also stated their intention to fully treat the runoff from the proposed addition during Phase 2 of the project, which ultimately will incorporate landscaping elements/improvements, and at a later point remove the existing side, back and circular front asphalt driveways, further reducing the impervious surface area. The applicants intend to take a “holistic” approach to this for a net reduction in the amount of runoff/impervious on the site when it is completed. The D.C. Department of Energy and Environment have deemed the permits to be compliant.

**NOW THEREFORE BE IT RESOLVED:**

ANC 3E supports the above-referenced application.

The resolution passed by a vote of 7-0-0 at a properly noticed meeting held on June 15, 2023, at which a quorum was present, with Commissioners Bender, Carney, Denny, Gianinno, Ghosh, Hall, and Quinn in attendance.

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ANC3E

Jonathan Bender, Chairperson