



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 #20136

WHEREAS:

The owner and applicant, Amy Chiang Trustee, of the property at 4409 39th Street NW, Washington, DC, seeks to construct a one-story rear addition to an existing, detached, two-story with cellar, principal dwelling unit in the R-1B zone.

The applicant is seeking a Special Exception from:

- The lot occupancy requirements of Subtitle D § 210.1 (pursuant to Subtitle D § 5201.1 and Subtitle X § 901.2); and,
 - The accessory building rear yard requirements of Subtitle D § 5004.1(a) (pursuant to Subtitle D § 5201.1 and Subtitle X § 901.2).
1. The applicant is seeking Special Exception because the addition would increase the total lot occupancy to 42% where 40% is allowed. Accordingly, the project requires special exemption relief pursuant to D-5201 from the lot occupancy requirements of Section D-210.1 and rear yard requirements of D-5004.1(a).
 2. The proposed addition will stay within the existing rear line of the principal building, merely extending the existing rear wall of the house toward the side (South) property line. Also, there is no work proposed on the Accessory Building, so its location within the Required Rear Yard is not affected in any way.
 3. The one-story addition essentially would fill out the open southeast corner of the building, and extend the existing rear line of the house toward the property line abutting Yuma Street, NW, but does not extend the rear line of the house any closer to the rear property line; i.e., the rear yard dimension is unchanged, and the “required rear yard” is unchanged. The addition will be blocked completely from the north by the existing two-story house, and as it is a corner lot, not facing another property on the south side. The light and air available to the neighboring properties will not be unduly affected.
 4. The applicants have filed letters of support from several neighbors including the two that abut the property, and, we are unaware of any neighbors who have communicated their opposition to the project. The addition does not appear substantially to adversely affect any neighbors.

5. The proposed addition does not appear to be out of character with the neighborhood.
6. From a stormwater runoff perspective, the applicants have stated that the proposed addition is nearly entirely on land that currently is impervious; *i.e.*, 72.2 sq. ft. of impervious surface will become pervious while the patio extension will add 56.8 sq. ft. of impervious surface, so the site will gain 15.4 sq. ft. of pervious surface. Thus, there will be no additional stormwater generated as a result of the work.

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 November 9, 2023, at which a quorum was present, with Commissioners Bender, Carney, Denny, Gianinno, Ghosh, Hall, and Quinn in attendance.

ANC3E

By Jonathan Bender, Chairperson