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 # FY-23-29-Z

WHEREAS:

1. The owner of the property at 4550 Brandywine Street, NW., 20016, a three-story single-family dwelling unit in the R-1-B zone, seeks to build a kitchen/family room addition to the side of the unit (the "Addition").

2. In 2016 new zoning regulations were passed which require **25** feet between an addition and an accessory unit.

3. The Addition is **13** feet from an existing garage, which is on an alley.

4. The Addition is in an existing nonconforming rear yard due to a garage (Accessory unit) that existed prior to May 12, 1958 (Subtitle D § 205.3).

5. Accordingly, the Addition requires special exception relief from the rear yard setback requirement of Section D306.1. Because a special exception is required for the Addition, the Accessory Unit which is currently grandfathered, requires a special exception because it does not meet the required rear yard setback of D-5004.1 (a).

6. Further, the Addition will cause the property to cover 51% of the pervious surface. The required pervious surface requirement is 50% pursuant to D-308.1. An exception is requested for relief from this section.

7. The Addition appears to be a modest extension of the existing building, and is limited to one story above ground.

8. The Applicant is requesting Expedited Review pursuant to Section Y-401.

9. The ANC is unaware of any neighbors who have communicated their opposition to the Addition. The Addition does not appear substantially to adversely affect any neighbors. It is located in an area, relative to the surrounding buildings, such that there will be no adverse impact to the light and air available to neighboring properties.

10. The Addition does not appear to be out of character with the neighborhood.

11. The Applicant has committed to working with her contractor and the ANC3E on installing a rain barrel to help offset the loss of permeable space.

NOW THEREFORE BE IT RESOLVED:

ANC 3E supports the above-referenced application.

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

ANC 3E _____

Jonathan Bender

Chairperson