



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 #20846

WHEREAS:

The owners of the property at 4704 46th Street NW seek to add a rear addition to their home which is on a non-conforming lot.

They are seeking a Special Exception from:

the rear yard requirements of Subtitle D § 5004.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2) to construct a two-story rear addition, to an existing, detached, two-story with basement, principal dwelling unit in the R-1-B Zone.

The applicants have secured letters of support the three neighbors that abut the property, and, in light of the buffer provided by the alley, the addition does not appear substantially to adversely affect any neighbors.

The proposed addition does not appear to be out of character with the neighborhood.

The proposed addition would, however, result in pervious surface percentage of only 34.7%. The minimum pervious surface percentage for R-1-B zones is 50%. (Subtitle D § 308.1). Thus, the proposed addition would result in permeable surface percentage that is more than 30% below the required minimum.

Absent mitigation, ANC 3E believes that such a significant divergence from the required minimum would be inconsistent with the zoning regulations and maps, and thus would result in an application that should be denied.

The applicant has agreed to install a dry well system, however, that will mitigate the loss of permeable surface, and to join the ANC in asking that the BZA incorporate installation of a dry well in its order regarding this matter.

ANC 3E believes that dry well will mitigate the loss of permeable surface sufficiently to justify support for this application.

NOW THEREFORE BE IT RESOLVED:

1. Based on the applicant's promise to install a dry well system to mitigate environmental harms caused by the addition, ANC 3E supports the above-referenced application.
2. ANC 3E and the applicant respectfully ask the BZA to incorporate a requirement for installation of the dry well system into any order regarding this matter.

The resolution passed by a vote of ___-___-___ at a properly noticed meeting held on December 15, 2022, at which a quorum was present, with Commissioners Bender, Cohen, Hall, Gianinno, and Quinn in attendance.

ANC 3E

by Jonathan Bender

Chairperson