ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS

c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015

www.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.

Per the applicant in their burden of proof statement, 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.

At the ANC meeting, the applicant's architect represented that this statement was erroneous and that, via reallocating existing hardscape, the actual permeable area will equal or exceed 50%. The applicant promised to submit a filing correcting this error.

The applicant has also agreed to install a dry well system, that will mitigate any loss of permeable surface.

NOW THEREFORE BE IT RESOLVED:

1. Based on the applicant's promise to install a dry well system to mitigate environmental harms and to correct its statement of burden of proof regarding actual permeable surface to reflect conformance with the permeable surface requirements, 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 5-0-0 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

Jonathan Bender

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by Jonathan Bender
Chairperson