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 #20592

WHEREAS:

1. The owners of the property at 4701 Fessenden Street NW seek to add a side addition to their home, including extension of an existing porch.

2. The property is non-conforming. The owners sought and received variance both to build an addition and to exceed 40% lot occupancy as well as a special exception for permission from the side setback requirement.

3. The owners aver in their application that they want to build the addition to create a handicap accessible space for one of the owner's aged mother to live.

4. The subject property sits on a unique (for this neighborhood) elevated, triangular lot with no immediately adjacent residential neighbors. The small residential portion of the lot is surrounded by nearly 18,000 square feet of public space.

5. The owners want to extend an existing porch 7-foot wide porch in public space by approximately 14 feet to maintain consistency with the house's original design.

6. Porches are generally permitted as of right to protrude 5 feet into public space. Thus, the excess protrusion into public space is approximately 28 square feet (2 feet x 14 feet).

7. Given that the proposed porch addition would maintain consistency with the existing architecture and that the total excess protrusion into public space would be approximately 28 square feet out of nearly 18,000 square feet of public space on the site surrounding the house, we believe the application is unobjectionable.

NOW THEREFORE BE IT RESOLVED:

1. ANC 3E does not object to the above-referenced application.

The resolution passed by a vote of 0-0-0 at a properly noticed meeting held on April 13, 2023, at which a quorum was present, with Commissioners Bender, Carney, Cohen, Denny, Ghosh, Gianinno, Hall, and Quinn in attendance.

ANC 3E

_____
by Jonathan Bender
Chairperson