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 #21243

WHEREAS:

1. The owners of the property at 5322 41st Street NW seek to add a rear deck to their home.

2. The proposed deck would necessitate relief from lot occupancy and side yard requirements.

3. The property predates existing zoning regulations and is non-conforming. The building is a rowhouse and the lot is unusually narrow.

4. Numerous neighboring properties on the applicants' alley also have decks, some of which are larger than the applicants' proposed deck.

5. The applicants have secured letters of support or non-opposition from their adjacent neighbors and are unaware of any opposition to the project.

6. We are aware of no evidence that the project would unduly burden neighboring properties.

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

8. The project would result in a loss of permeable space, but the owners state they will install at least one rain barrel to mitigate the loss.

NOW THEREFORE BE IT RESOLVED:

1. In light of the foregoing, and contingent on the owners' installation and use of at least one rain barrel after completion of construction, ANC 3E supports the above-referenced application.

The resolution passed by a vote of 0-0-0 at a properly noticed meeting held on March 13, 2025, at which a quorum was present, with Commissioners Bender, Cohen, Gianinno, Graff, and Hall in attendance (Commissioner Quinn recused himself from this matter).

ANC 3E

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by Jonathan Bender
Chairperson