



## **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 #20592**

#### **WHEREAS:**

1. The owners of the property at 4701 Fessenden Street NW seek to add a side addition to their home.
2. The property is non-conforming, and the owners seek a variance both to build an addition and to exceed 40% lot occupancy. Likewise, the owners seek a special exception for permission from the side setback requirement.
3. The applicants have secured letters of support or non-opposition from all neighbors within 200 feet and are unaware of any opposition to the project.
4. 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.
5. 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.
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 unique characteristics of the lot and the owners' need for space for an aged parent also counsel support for the application.
9. The proposed addition would result in a loss of permeable space. The applicants have committed to installing and using at least one rain barrel, which should help mitigate the loss of permeable space.
10. The project is not expected to result in the loss of any mature trees.

#### **NOW THEREFORE BE IT RESOLVED:**

1. ANC 3E supports the above-referenced application, in reliance on the applicants' promise to install and use at least one rain barrel to help mitigate the loss of permeable space from the addition.
2. ANC 3E respectfully asks the Board of Zoning Adjustment, if it approves the instant application, to make the applicants' commitment recited in the foregoing paragraph a condition of its approval.

The resolution passed by a vote of 0-0-0 at a properly noticed meeting held on November 16, 2021, at which a quorum was present, with Commissioners Bender, Cohen, Hall, McHugh, and Quinn in attendance.

ANC 3E

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by Jonathan Bender  
Chairperson