



## **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 # 20633**

#### **WHEREAS:**

1. The owners of the property at 4334 Alton Place NW, a single-family residential unit, seek to undertake a home renovation that includes the building of a new single car garage in the location of an existing parking pad of approximately the same size (the "Garage").

2. The proposed garage will be used for garbage and recycling storage; small tool storage; and off-street parking as required by the city. As a single parking space off-street is a city requirement, the owners of the property have sized the garage to hold one car and meet the required turning radius needed to turn into the garage from the existing alleyway.

3. The owners seek a special exception from Section 5004.1, which disallows an accessory building in a required rear yard. This is a modification that went into place after the homeowners purchased and retained a designer in September 2020. The purchase of this property was pursuant to being able to add a garage and addition which would have been allowable at the point that they purchased and planned the current design. This change to the zoning requirements on February 11, 2021 has led to the owners' request for a special exception.

4. Specifically, the special exception requested is for the distance between the garage and the addition which shrinks the required rear yard setback to 16' – 3.5" instead of 25'. This dimension below the required rear yard width only exists for the 15' of the garage (accessory building) width. The rest of the rear yard has a setback of 40' which is well above the required 25'.

5. We are aware of no evidence that the project would unduly burden neighboring properties. The applicant has represented that they have contacted all adjacent neighbors and none object to the special exception sought. The Garage will not result in any lost permeable space.

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

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

1. ANC 3E supports the above-referenced application that is pending before the Board of Zoning Adjustment.

The resolution passed by a vote of 0-0-0 at a properly noticed meeting held on December 9, 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