



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 in Support of a Special Exception Application for an Accessory Dwelling Unit (ADU) at 4511 Chesapeake Street, NW, BZA Case Number 20661

Whereas, the applicants, Valerie and Nicholas Alten, of 4511 Chesapeake Street, NW (Square 1570, Lot 30) seek to convert an existing garage into an accessory dwelling unit (ADU) (BZA Case: No. 20661);

Whereas, the applicants seek special exception from: the accessory building area requirements of Subtitle D § 5003.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2) to construct a rear, detached, two-story garage with accessory dwelling unit in the R1-B Zone;

Whereas, the relief the homeowner is seeking is accomplished by expanding the footprint of the garage/ADU into the homeowners' own back yard toward their primary residence and does not expand the footprint of the structure toward any neighboring properties;

Whereas, the view of the proposed dwelling from the alley and neighboring properties is not substantially different from the current view;

Whereas, the current structure is located directly on the alleyway and the homeowners propose to set the proposed structure back from the alley and will be located 12 feet from the rear alley and 10 feet from the side alley;

Whereas, the existing house and ADU will occupy only 28% of the lot and the garage;

Whereas, the ANC 3E supports the principle embodied in DC zoning regulations allowing homeowners to construct accessory dwelling units on their property as appropriate;

Whereas, the ANC 3E finds that expanding access to affordable housing through ADUs as well as multi-generational living is desirable for a vibrant neighborhood;

Now Therefore, Be It Resolved: ANC 3E does not oppose the homeowner's application.

The resolution passed by a vote of 0-0-0 at a properly noticed meeting held on February 9th 2022, at which a quorum was present, with Commissioners Bender, Cohen, Hall, and Quinn were in attendance.

ANC 3E

by Jonathan Bender
Chairperson