



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 SUPPORTING BZA Application No. 21108 – 4526 43rd Place, NW (Square 1647, Lot 0813)
of John Borrazzo and Carol Piwowski

WHEREAS:

1. The Applicants are the owners of the property at 4526 43rd Place, NW (the “Property”). The Property has a net lot area of approximately 3,312.5 square feet and is currently improved with an approximately 1,552 square foot, two-story, single family semi-detached dwelling that was built circa 1926.
2. The Applicants seek a Special Exception to allow for the construction of a second-floor rear addition and enlarged screened-in porch that will extend more than 10’ beyond the adjacent façade, and the construction of an accessory garage, which will exceed the base lot occupancy standards (i.e. 40%).
3. The Property currently has a lot occupancy of 33.6% and following completion of the Addition, will have a lot occupancy of 41.6%, just slightly over what is allowed in the R-2 Zone.
4. Accordingly, the Addition requires special exception relief from Subtitle D §§ 207.5 and 210.1, pursuant to Subtitle D §§ 5201.1 and 5201.2 of the Zoning Regulations. Specifically, the Applicants are seeking lot occupancy relief for the proposed construction.
5. The Applicants have reached out to the immediate neighbors about the Addition. The ANC is aware of one neighbor who has objected to the Addition. At the ANC’s April meeting, the Applicants agreed to meet with the objector and talk about ways to address and resolve the objection amicably. The Applicants also agreed to increase the slope of a roofline to enhance the neighbor’s view.
6. Based on the above, the proposed construction does not appear to have any adverse impacts on the surrounding community, and the proposed Addition does not appear to be out of character with the neighborhood.

NOW THEREFORE BE IT RESOLVED:

ANC 3E supports the above-referenced application.

The resolution passed by a vote of 6-0-0 at a properly noticed meeting held on April 11, 2024, at which a quorum was present, with Commissioners Bender, Cohen, Denny, Gianinno, Ghosh, Hall, and Quinn in attendance. Commissioner Cohen did not partake in the vote.

ANC 3E

Matthew Cohen

Vice Chairperson