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 FOR CASE #21255 Special Exception at 4725 Yuma, NW: To Retain existing Garage Previously Permitted for Demolition

Whereas: The owner, Paul Wallace of 4725 Yuma Street, NW, received permits to construct a two-story plus cellar rear addition, to an existing, principal dwelling unit in the R-1B zone. As part of said permitting, the plans included the demolition of an existing garage.

Whereas: Additional permits were sought and approved to add a roof and screens to an existing porch.

Whereas: After consultation with Chairman Bender and the owners' architect regarding the aforementioned project, each noted the possibility that the owner could seek a special exception to retain the garage previously permitted for demolition as part of the broader project.

Whereas: The owner decided to seek the special exception to waive demolition and retain the existing garage.

Whereas: All 200 footers have been notified by mail of this application for a special exception. Two neighbors sent letters of support. One concerned citizen from 17th Street, NW emailed a comment and concern about pervious surfaces. However, at this time, the special exception is simply retaining a structure already in existence, and the new construction to the attached main house has more pervious space (53 percent versus 50) than required by DC zoning regulations.

Whereas, The owner agrees to install rain barrels at the property to further increase stormwater retention on the property.

In Conclusion, In light of the foregoing, ANC 3E supports the above-referenced application for special exception and respectfully urges the BZA to do so as well.

The resolution passed by a vote of 6-0-0 at a properly noticed meeting held on March 13, 2025, at which a quorum was present, with Commissioners Bender, Cohen, Gianinno, Graff, Hall and Quinn in attendance.

ANC 3E

Jonathan Bender

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Jonathan Bender, Chairperson