



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 REGARDING APPLICATION FOR SPECIAL EXCEPTION FOR PROPERTY AT 4429 FARADAY, BZA APPLICATION #8834, BZA CASE #FY-14-49Z

WHEREAS:

1. Mara E. Rudman, the applicant ("Applicant") in Board of Zoning Adjustment ("BZA") Application #8834 ("Application"), seeks a special exception from rear yard setback requirements to add an addition to her house and a back deck ("Proposed Improvements") on the property at 4429 Faraday Street, NW ("Property").
2. Applicant has submitted letters of support from nearby neighbors for the Proposed Improvements.
3. ANC 3E is aware of no opposition to the Proposed Improvements, and Applicant avers that she likewise is aware of none.
4. The Proposed Improvements would impose some environmental harm from loss of permeable space and removal of a mature tree, but Applicant will enter an agreement with the ANC ("Agreement") under which Applicant will remove an impervious driveway and plant a tree or trees, thus substantially mitigating such environmental harm.
5. With the Agreement in place, ANC 3 E does not believe the renovated property will be out of character with the surrounding community.

NOW THEREFORE BE IT RESOLVED:

1. ANC 3E supports the above-referenced application, subject to the following conditions contained in the Agreement, which is attached hereto:
 - a. The Applicant will remove the paved driveway in the Property's backyard, replace it with permeable landscaping, and maintain permeable landscaping at the site of the former driveway; and,
 - b. The Applicant will plant one tree of her choosing on her property and also agrees to pay for one tree whose height at planting will be approximately 10 feet and whose height at maturity will be at least 30 feet to be planted elsewhere in the District of Columbia, preferably in an area close to the property.
2. The Applicant joins with the ANC in asking the BZA to incorporate, to the fullest extent possible, the terms of the attached Agreement in any order related to the Application including, without limitation, inclusion of paragraphs a and b (denoted as "1" and "2" in the Agreement) above as conditions which the Zoning Administrator shall require the Applicant to meet before a Certificate of Occupancy issues for the renovated Property.

The resolution passed by a vote of 4-0-0 at a properly noticed meeting held on September 11, 2014, at which a quorum was present, with Commissioners Bender, Frumin, Quinn, and Serebin in attendance.

ANC 3E

by Jonathan Bender
Vice-Chair