



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 OF SUPPORT IN BZA #21203

WHEREAS:

1. The owners (applicant) of the property at 3800 Harrison Street NW seek to add a two-story accessory garage to their property located in the same location as an existing one-story garage.
2. The applicant needs relief from the rear and side yard requirements for the garage however the relief is only necessary in relation to the garage's distance to the owners home entirely within their own property.
3. The applicant also needs relief from a 12 foot setback requirement between the alley centerline and the garage entrance. This requirement exists to insure that cars exiting a garage have the necessary room to safely maneuver in and out to the garage however in this instance the garage is located at the intersection of two legs of the alley and only 4 feet of the 16 foot wide garage does not meet this requirement.
4. The applicants have secured letters of support from one adjacent neighbor.
5. The applicants have been working diligently with an adjacent neighbor to address design concerns of components of this renovation for which they do not require relief including landscaping, building materials and paint colors.
6. The addition does not appear substantially to adversely affect any neighbors.
7. The proposed addition does not appear to be out of character with the neighborhood.
8. The proposed addition may result in a loss of permeable space. The applicants have committed to installing and using at least one rain barrel, which should help mitigate the loss of permeable space.
9. The applicants represent that construction of the addition will result in no loss of mature trees.

NOW THEREFORE BE IT RESOLVED:

1. ANC 3E supports the above-referenced application, in reliance on the applicants' promise to install and use at least one rain barrel to help mitigate the loss of permeable space from the addition.
2. ANC 3E respectfully asks the Board of Zoning Adjustment, if it approves the instant application, to make the applicants' commitment recited in the foregoing paragraph a condition of its approval.

The resolution passed by a vote of 8-0-0 at a properly noticed meeting held on November 6, 2024, at which a quorum was present, with Commissioners Bender, Carney, Cohen, Denny, Ghosh, Gianinno, Hall, and Quinn in attendance.

ANC 3E

Jonathan
Bender

by Jonathan Bender
Chairperson

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Board of Zoning Adjustment
District of Columbia
CASE NO.21203
EXHIBIT NO.23