



## ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS

WAKEFIELD

CHEVY CHASE

FORT GAINES

c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015

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### **DRAFT ANC 3E Resolution Regarding Board of Zoning Adjustment Application No. 21210 of Sean C. Staples, Wain Staples, and Mary-Frances Staples at 4505 Warren Street, NW**

**Whereas**, this application for special exception is scheduled to be considered by the Board of Zoning Adjustment at the BZA Public Hearing of January 22, 2025.

**Whereas**, the owners of 4505 Warren Street, NW, applied for building permits to install a new gas line (permit already approved), grill and cabinetry in the back of their existing single car garage in their rear yard adjacent to their existing patio.

**Whereas**, the exterior structure of the garage and surrounding land will not be altered.

**Whereas**, permits were at the end of the approval process, when the owners, who have lived at 4505 Warren property for 16 years and do not use the garage as a parking space, were informed per: 11DCMR Subtitle C 7015 regarding minimum off street parking requirements in an R1B Zone, that if they remove the garage/off street parking they must apply for a Special Exception variance per Title 11 Subtitle C Section 703, to remove said garage/parking space and receive approval to park on the street.

**Whereas**, the new outdoor kitchen will be fully enclosed in the existing garage and comply with all building requirements.

**Whereas**, plans and available designs to not include the installation of any new impermeable surfaces or impact neighbors views, yards or parking.

**Whereas**, the owners have contacted by mail all of their direct neighbors within 200 feet and they have received no complaints or concerns.

**Whereas**, one neighbor submitted comment to the BZA raising concerns about potential noise.

**Whereas**, as noted above, the property has an existing outdoor space and grill and cabinetry will be contained in the garage building, thus noise should be contained or status quo.

**Whereas**, the ANC does not have any concerns about this proposal at this time.

**Resolved**, the ANC supports this request for approval of the special exception for this property.

The resolution passed by a vote of 6-0-0 at a properly noticed meeting held on January 9, 2025, at which a quorum was present, with Commissioners Bender, Cohen, Denny, Gianinno, Graff, and Quinn in attendance.

ANC 3E

 Digitally signed by Jonathan Bender  
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By Jonathan Bender, Chair