



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

www.anc3e.org

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

Jonatha
n Bender

By Jonathan Bender, Chair

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Bender
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