



## 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](http://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

Digitally signed by  
Jonathan Bender  
DN: cn=Jonathan  
Bender, o, ou,  
email=jbender@ibusines  
slawyer.com, c=US  
Date: 2025.04.07  
17:07:15 -04'00'  

---

Jonathan Bender, Chairperson

A red ribbon graphic is positioned to the left of the digital signature text, extending from the top of the 'J' in 'Jonathan' down to the 'n' in 'Bender'.