



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 in Support of BZA #21501 3900 Alton Place, NW

WHEREAS:

1. The owners of a detached single-family property at 3900 Alton Place NW seek to expand the second floor and construct a third-story addition;
2. The proposed addition would necessitate relief from maximum lot occupancy (allowable is 40%, current is 41%, and proposed is 45.78%);
3. The proposed addition will also necessitate relief from the rear yard requirements of 25 feet as the current house is nonconforming with a current rear setback of 21.49 feet. The proposed addition does not increase the rear yard nonconformity as the proposed third-story rear wall will align with the existing second-story rear wall;
4. The applicants have discussed the renovation project at length with their neighbors and have received support or non-opposition from their adjacent neighbors and are unaware of any opposition to the project;
5. We are aware of no evidence that the project would unduly burden neighboring properties;
6. The proposed addition does not appear to be out of character with the neighborhood, and the owners have worked to ensure that the existing character of the house is continued in the addition;
7. The project will not result in any loss of permeable space, and the owners have taken responsibility to reduce water runoff in this property. They participated in the DC Department of Energy and Environment (DOEE) RiverSmart program and had two shade trees planted on their property. This year, the owners limited runoff to street gutters by installing a rain garden and a deep catch basin, which allows collected water to slowly drain into the property's soil. These actions supported the District's efforts to improve the health of local streams and waterways by reducing stormwater runoff and erosion.

NOW THEREFORE BE IT RESOLVED:

In light of the foregoing, ANC 3E supports the above-referenced application.

The resolution passed by a vote of 7-0-0 at a properly noticed meeting held on September 10, 2026, at which a quorum was present, with Commissioners Bender, Cohen, Gianinno, Graff, Hall, Mitchell, and Quinn in attendance.

ANC 3E

**Jonathan
Bender**

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by Jonathan Bender
Chairperson

Board of Zoning Adjustment
District of Columbia
CASE NO. 21501
EXHIBIT NO. 19