ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
WAKEFIELD CHEVY CHASE FORT GAINES SPRING VALLEY

c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015
https://anc3e.org

Resolution in Support of BZA Case Number 21546, 4638 Ellicott Street, NW (Square 1545, Lot 60)

WHEREAS:

1. The Applicant is proposing to construct a first-floor addition to the rear of the building, and a second-floor addition above a portion of the existing first floor and a portion of the first-floor addition. The existing rear deck will be removed and replaced with a smaller deck. The height of the building will not change, and the addition will remain lower than the existing building and well below the maximum permitted in the R-1B zone.

2. The addition reduces the property's rear yard below the required minimum (to 11 feet 9 inches) and increases lot occupancy above the permitted maximum (to 49%). As a result, special exception relief is required for those two elements of the project.

3. There is no known objection from the adjacent neighbors to the project, and a number have specifically written in support of the construction.

4. The project does not appear to negatively impact the light or enjoyment of the neighbors and the new construction largely replaces the existing footprint of a rear deck.

Therefore Be It Resolved:

ANC 3E supports granting the requested relief.

The resolution passed by a vote of 6-0-0 at a properly noticed meeting held on November 12, 2026, at which a quorum was present, with Commissioners Bender, Cohen, Gianinno, 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. 21546
EXHIBIT NO. 18