



ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN
CHEVY CHASE

AMERICAN UNIVERSITY PARK
WAKEFIELD

FRIENDSHIP HEIGHTS
FORT GAINES

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

<https://anc3e.org>

Resolution in Support of a Special Exception Application for an Accessory Dwelling Unit (ADU) at 4511 Chesapeake Street, NW, BZA Case Number 20661

Whereas, the applicants, Valerie and Nicholas Alten, of 4511 Chesapeake Street, NW (Square 1570, Lot 30) seek to replace an existing garage in poor condition and convert it into an accessory dwelling unit (ADU) on the second floor and storage and vehicle parking on the first floor (BZA Case: No. 20661);

Whereas, the applicants seek special exception from: the accessory building area requirements of Subtitle D § 5003.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2) to construct a rear, detached, two-story garage with accessory dwelling unit in the R1-B Zone;

Whereas, the relief the homeowner is seeking is accomplished by expanding the footprint of the garage/ADU into the homeowners' own backyard toward their primary residence and the owners plan to have greater side setbacks than required moving the building further away from the adjacent neighbors or those on the side alley;

Whereas, the neighborhood of American University park has numerous ADUs of varying sizes and shapes some exceeding the current 450 square foot limit and others which do not exceed that limit and such structures have not adversely impacted the character of the neighborhood;

Whereas, the homeowners have offered to include additional landscaping or plantings to screen the proposed structure from immediate neighbors and have sought input on other ways to ensure the building is attractive;

Whereas, the homeowners will replace their fence with a more aesthetically pleasing fence as well as new shrubbery and concealing vines, and use the new storage to better contain items on their property from public view and are willing to build a higher fence if so desired;

Whereas, the homeowners have worked to reduce the impervious area from original plans, leaving the west side of the project as garden, and making the exterior parking space pervious material, and the homeowner will install a rain barrel on the site;

Whereas, the homeowners commit to adhering to passive building principles when building the structure, reducing energy consumption and including solar on the roof of the new structure;

Whereas, the ANC has attempted to work with each of the six property owners within the 200-foot radius who expressed concerns with the project to find agreeable compromises or modifications, those efforts did not yield any suggestions for modifications (short of only constructing a by-right building);

Whereas, a number of other neighbors within 200 feet of the proposed project have written in support of the homeowners' plans as filed with BZA;



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Whereas, the current structure is located directly on the alleyway and the homeowners propose to set the proposed structure back from the alley and will be located 12 feet from the rear alley and 10 feet from the side alley;

Whereas, the existing house and ADU will occupy only 28% of the lot and the garage;

Whereas, the ANC 3E supports the principle embodied in DC zoning regulations allowing homeowners to construct accessory dwelling units on their property as appropriate;

Whereas, the ANC 3E finds that expanding access to affordable housing through ADUs as well as multi-generational living is desirable for a vibrant neighborhood;

Now Therefore, Be It Resolved: ANC 3E does not oppose the homeowner's application.

The resolution passed by a vote of 2-1-0 at a properly noticed meeting held on March 9th 2022, at which a quorum was present, with Commissioners Cohen, Hall, and Quinn were in attendance.

ANC 3E

by Matthew Cohen
Vice - Chairperson