



ADVISORY NEIGHBORHOOD COMMISSION 3E

**TENLEYTOWN AMERICAN UNIVERSITY PARK
FRIENDSHIP HEIGHTS**

c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015

Resolution in Support of BZA Application No. 18011

WHEREAS Kil Huh, a four year owner-occupier of a single family detached house located at 4519 45th Street, Square 1591, Lot 830, Washington, DC, wishes to build an addition to his home;

WHEREAS the proposed addition is in compliance with all zoning requirements except the eight foot side yard requirement;

WHEREAS the side yard in question abuts a 16 foot wide alley, thereby not impacting on the neighboring property;

WHEREAS Mr. Huh also requires area variance relief to register the lot with the DC Office of the Surveyor as a Record Lot;

WHEREAS the current non-conforming lot size and lot width pre-date the establishment of the Zoning Regulations of 1958;

WHEREAS the structure, including the proposed addition, will occupy only 31.4% of the property, whereas 40% is permitted;

WHEREAS Mr. Huh has support of all of the abutting neighbors for the addition;

THEREFORE BE IT RESOLVED that ANC 3E supports BZA Application Number 18011 to grant side yard and area variance relief for construction of the addition.

ANC 3E approved this resolution at its regularly scheduled meeting on November 5, 2009, which was properly noticed and at which a quorum was present. The resolution was approved by a vote of 5-0. Commissioners Jon

Bender, Mathew Frumin, Sam Serebin, Beverly Sklover and Lucy Eldridge were present.

Jonathan Bender (DW with permission)
Jon Bender, Chair, ANC 3E