



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	18679	Case Name:	Janet & Richard Barnes
Address or Square/Lot(s) of Property:	3150 17th St NW		
Relief Requested:	Variance		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	9	/	11	11	/	1	3	Was proper notice given?:	Yes	☒	No	☐
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Description of how notice was given: Posters, four in each SMD; postings on two neighborhood internet bulletin boards.

Number of members that constitutes a quorum:	3	Number of members present at the meeting:	4
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MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The commission agrees that this variance can be permitted "without substantial detriment to the public good". Taking DCMR 11, 223 as a guide, the commission judges that the addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, considering light and air, privacy, and possible intrusion upon the character, scale and pattern of houses along the subject street frontage.

The full text of the ANC report is attached.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC1D advises the Board of Zoning Adjustment to grant the variance.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18679
EXHIBIT NO. 25

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AUTHORIZATION

ANC	1	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4-0-0
Name of the person authorized by the ANC to present the report:				
Name of the Chairperson or Vice-Chairperson authorized to sign the report: Adam Hoey				
Signature of Chairperson/ Vice-Chairperson:			Date:	11/23/2013

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18679
EXHIBIT NO. 25

1D01: Yasmin Romero-Latin yasminkiki@yahoo.com	Mount Pleasant Advisory Neighborhood Commission anc1D mount pleasant, dc 1380 Monroe St NW, #117 Washington DC 20010	1D04: Phil Greiner Treasurer 1D04@anc.dc.gov
1D02: Adam Hoey Vice Chairperson adamanc1d@gmail.com		1D05: China Terrell Chairperson china@chinaterrell.com
1D03: Jack McKay Secretary jack.mckay@verizon.net		website: www.anc1d.org e-mail anc1d@googlegroups.com

Approve zoning variance for 3150 17th St NW

ANC1D advises the Board of Zoning Adjustment to approve application no. 18679, for a rear-deck addition to the row house at address 3150 17th Street NW

Why This commission agrees that a failure to permit this variance would be an “exceptional and undue hardship” imposed on the homeowners, given that many other residences in Mount Pleasant have outdoor decks, including, in this case, the next-door neighbor. The lot area, 1215 sq ft, is small compared to almost all others in this area. A few doors down 17th Street, for example, for lots 112 through 119 on this block, the lots are 2000 sq ft in area, larger by 65% than this lot. Nearby neighbors on Kilbourne Place have 2100 sq ft lots. Only because of a peculiar jog in the alley behind this lot does it and a few neighbors have such small lots.

The commission agrees further that this variance can be permitted “without substantial detriment to the public good.” Taking DCMR 11, 223 as a guide, the commission judges that the addition will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, as follows:

Light and air available to neighboring properties will not be unduly affected. The neighboring property to the west currently possesses a deck of similar dimensions. To the east, there is only 17th Street, and to the south, an alley, and an adjacent building with a few north-facing windows.

The privacy of use and enjoyment of neighboring properties will not be unduly compromised. Only the immediate neighbor to the west might be affected, and he has a deck virtually identical to that proposed.

The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, will not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage. This deck will be, if anything, an improvement upon the current view from 17th Street, which is of an alley, characterized by the usual alley trash-can clutter and cosmetic neglect.

For these reasons, ANC1D advises approval of the application for a zoning variance.

Passed by 4 to 0 vote at the legally noticed, public meeting of ANC1D on November 19, 2013, with a quorum present. Voting “yes” Commissioners Hoey, Terrell, McKay, Romero-Latin. A quorum for this commission is three, four commissioners were present.