



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.:	18748	Case Name:	Application of Rob and Linda Low
Address or Square/Lot(s) of Property:	1827 Park Road NW		
Relief Requested:	variance from the prohibition of having two principal structures on a single lot under subsection 3202.3, and a variance from the rear yard requirements under section 404,		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	8	/	0	3	/	1	4	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Four posters in each SMD; two neighborhood chat boards; ANC1D web site.												

Number of members that constitutes a quorum:	3	Number of members present at the meeting:	5
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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*):

Please see the attached resolution.

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 permit the zoning variance requested by BZA Application No. 18748, for 1827 Park Road NW.

AUTHORIZATION

ANC	1	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5 - 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:	3/22/2014

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. 18748
EXHIBIT NO. 34

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

Permit the zoning variance for 1827 Park Road NW

Resolved, that ANC1D advises the Board of Zoning Adjustment to permit the zoning variance requested by BZA Application No. 18748, for 1827 Park Road NW.

Why: the BZA standard for variances that is the primary concern to this commission is whether permitting the variance would cause "substantial detriment to the public good". In this case, the building for which the applicants seek permission has been in place for decades, and has never, to our knowledge, been a cause for complaint by any residents of Mount Pleasant. Neither its use as a second primary dwelling on this lot, nor the 3-foot distance to the rear property line, has caused, nor will cause, any detriment to the public good.

As for the "general intent and purposes of the Zoning Regulations", permitting this variance will result in the continuation of the current situation, which amounts to two single-family dwellings on a single lot. Given that this lot is very large, this situation is not contrary to the nature of Mount Pleasant as an urban residential neighborhood characterized by moderately high, row-house densities.

The remaining element of the BZA standard for issuing variances, that is, "exceptional practical difficulties" resulting in "exceptional and undue hardship", is not a concern of this commission, and hence is left to the Board to determine.

Passed by 5 to 0 vote at the legally noticed, public meeting of ANC1D on March 18, 2014, with a quorum present. Voting "yes": Commissioners Hoey, McKay, Greiner, Terrell, Romero-Latin.. A quorum for this commission is three; five commissioners were present.

