



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

January 9, 2015

Vacant (1C01)

Hector Huevo (1C02)

Ted Guthrie (1C03)

Gabriela Mossi (1C04)

Alan Gambrell (1C05)

Billy Simpson (1C06)

Wilson Reynolds (1C07)

JonMarc Buffa (1C08)

Mr. Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 200-S
Washington, DC 20001

Re: BZA Application No. 18910

Dear Mr. Jordan,

At a duly-noticed public meeting held on January 7, 2015, with a quorum of 6 of 7 Commissioners present, Advisory Neighborhood Commission 1C passed the attached resolution opposing BZA Application No. 18910 by a vote of 5-0, with 1 Commissioner abstaining.

Sincerely,

Billy Simpson
Chair, Advisory Neighborhood Commission 1C

2719 Ontario Road NW

Resolved that ANC1C opposes Board of Zoning Adjustment Application No. 18910 because the subject property, 2719 Ontario Road NW, fails to satisfy the requirements for variance relief set forth in DC Municipal Regulations 11-3103. In particular:

(i) The property does not have exceptional narrowness, shallowness, or shape, or exceptional topographical conditions, or other extraordinary or exceptional situations or conditions. Rather, the property is a typical rectangular rowhouse lot in the District of Columbia.

(ii) The strict application of the existing zoning would not result in peculiar or exceptional practical difficulties to the owners. Rather, the owners face the same typical challenges of adequate space that most owners of real property experience in the District of Columbia.

(iii) To grant the requested relief would impair the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. Specifically, the variance application is significantly out of compliance with current zoning standards in that it requests major exemptions from both the FAR limit of 1.8 (FAR 2.3) and the lot occupancy limit of 60% (74.35%). By way of clarification, the fact that 2719 Ontario Road NW is currently non-conforming to the existing zoning appears to be entirely due to the fact that a covered garage was built on the property at some point in the past. When the square footage of the covered garage is removed from the lot occupancy and floor area ratio calculations, the existing house is exactly conforming to the existing zoning. It should be required to remain conforming.

If the application were to be approved, it would seriously undermine the ability of zoning officials to require others to remain in conformity with the zoning that applies to their properties.