



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.:	19209	Case Name:	
Address or Square/Lot(s) of Property:	1861 Ingleside Terrace NW		
Relief Requested:	Special exception		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	2	/	1	5	/	1	5	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Four posters in each of five SMDs; notice on ANC1D website, and on two neighborhood internet boards												

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*):

- (1) The light and air available to neighboring properties will not be unduly affected, the deck being on the north-facing rear of the house;
- (2) The privacy of use and enjoyment of neighboring properties will not be unduly compromised, as rear decks along this row are numerous, including on the immediately adjacent row house;
- (3) 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, given that many of the houses along this alley currently feature first-floor decks

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 approve the Special Exception application for 1861 Ingleside Terrace NW, and to permit also "expedited review".

AUTHORIZATION

ANC	1	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5-0-0
Name of the person authorized by the ANC to present the report:				
Name of the Chairperson or Vice-Chairperson authorized to sign the report: Frank Agbro				
Signature of Chairperson/ Vice-Chairperson:				Date:

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
Pursuant to
CASE NO. 19209
EXHIBIT NO. 23

1D01: Frank Agbro Chairperson frankojazz@aol.com	Mount Pleasant Advisory Neighborhood Commission anc1D mount pleasant, dc 1380 Monroe St NW, #117 Washington DC 20010	1D04: Rosa Rivas Vice chairperson 1D04@anc.dc.gov
1D02: Adam Hoey adamanc1d@gmail.com		1D05: Arturo Griffiths arturoanc1d05@gmail.com
1D03: Jack McKay Secretary/Treasurer jack.mckay@verizon.net		Website: anc1d.org e-mail: anc1d@googlegroups.com

Special exception for 1861 Ingleside Terrace

Resolved, that ANC1D advises the Board of Zoning Adjustment to approve the Special Exception application for 1861 Ingleside Terrace NW, and to permit also “expedited review”.

Why: The Commission agrees that this rear-side deck will meet the criteria of Special Exceptions:

- (1) The light and air available to neighboring properties will not be unduly affected, the deck being on the north-facing rear of the house;
- (2) The privacy of use and enjoyment of neighboring properties will not be unduly compromised, as rear decks along this row are numerous, including on the immediately adjacent row house;
- (3) 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, given that many of the houses along this alley currently feature first-floor decks.

This application is nearly identical to BZA Case 18026, for a nearby residence along the same road, 1845 Ingleside Terrace NW. That special exception was granted by a BZA order dated February 3, 2010.

Passed by 5 to 0 vote at the legally noticed, public meeting of ANC1D on December 15, 2015, with a quorum present. Voting “yes”: Commissioners Agbro, Griffiths, Rivas, McKay, Hoey. A quorum for this commission is three; five commissioners were present.