Advisory Neighborhood Commission 1C
PO Box 21652, NW, Washington, DC 20009
202-332-2630 • http://www.anc1c.org

Commissioners:

Chairperson
Alan Roth (1C01)

Vice Chairperson
Graham King (1C06)

Treasurer
Jon Canty (1C02)

Secretary
Mindy Moretti (1C04)

Bryan Weaver (1C03)

Andrew Miscuk (1C05)

Josh Gibson (1C07)

Lynn Taylor (1C08)

August 5, 2005

Hon. Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
441 4th Street, NW – Suite 210 South
Washington, DC 20001

Re: BZA Application No. 17374
Application of Michael John Ray (on behalf of Kerstin Canby and Norbert Schady) for a Special Exception at 2328 19th Street, NW (Square 2539, Lot 211)

Dear Chairperson Griffis:

Pursuant to 11 DCMR 3115, Advisory Neighborhood Commission 1C (ANC 1C) submits the following report on the above-referenced application for a special exception to allow a rear addition to an existing flat (two-family dwelling) under section 223, not meeting the rear yard (section 404) and open court (section 406) requirements, in the R-5-B District at premises 2328 19th Street, NW (Square 2539, Lot 211):

3115.1(a) – The application under review is identified above.

3115.1(b) – The application was considered at a public meeting of ANC 1C on Wednesday, August 5, 2005.

3115.1(c) – Proper notice of the meeting was given by ANC 1C in the form of publication in a community newspaper, transmittal of e-mail and Internet notice to approximately 1,600 neighborhood residents and stakeholders, and posting of notices in individual single member districts (SMDs).

3115.1(d) – ANC 1C has eight SMDs. A quorum of five Commissioners is therefore required for action. Six Commissioners were present at the August 5, 2005 meeting, a quorum.

3115.1(e) – ANC 1C has no concerns about the application.

3115.1(f) – ANC 1C recommends approval of the application.

BZA
Case No. 17374
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17374
EXHIBIT NO. 23

3115.1(g) – A resolution in support of the application was offered by Commissioner Canty, in whose Single Member District the property in question is located. The resolution was seconded by Commissioner King and approved by voice vote, a quorum being present.

3115.1(h) – Any or all of the following Commissioners are authorized to present this report:

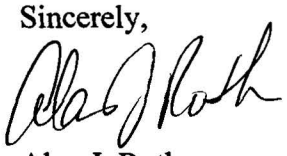
- ANC 1C Chairperson Alan Roth;
- ANC 1C Vice Chairperson Graham King; or
- Commissioner Jon Canty, in whose SMD (1C02) the subject property is located.

3115.1(i) – The signature of ANC 1C's Chairperson is provided below.

Please feel free to contact me at 347-3030 (W) or 667-7812 (H) if you have any additional questions.

Thank you for your consideration of our views.

Sincerely,



Alan J. Roth
Chairperson

Enclosure

cc: Kerstin Canby and Norbert Schady
Michael John Ray, AIA

ADVISORY NEIGHBORHOOD COMMISSION 1C

Resolution to Support Special Exception Requested by Michael Ray for 2328 19th Street, NW – BZA Application No. 17374

Whereas, Mr. Michael John Ray (as agent for property owners: Kerstin Canby & Norbert Schady) has filed an application for special exception to DCMR Title 11, Section 404 - Rear Yard set-back requirement and DCMR Title 11, Section 406 – Open Court;

Whereas the proposed addition will providing a rear-oriented sun room and second floor balcony/terrace will have no substantial detriment to the public good and the proposed addition will not exceed the footprint of the existing two-story porch and;

Whereas to minimize the obstruction of natural light to adjacent neighbors, the proposed addition is configured with two non- conforming 3.41 foot x 3.41 foot open courts requiring a special exception and;

Whereas the application for a special exception qualifies per DCMR Title 11, Section 3104.1 due to the existence of a public alley abutting the 2328 19th St property creating a significantly shorter lot than neighboring row-house properties and;

Whereas Mr. Michael John Ray (as agent for property owners: Kerstin Canby & Norbert Schady) has taken care to discuss the project with the neighbors and the ANC:

Therefore be it resolved that, the Adams Morgan Advisory Neighborhood Commission 1C supports BZA Application No. 17374.

Technical Amendment offered by Commissioner Roth, adopted by unanimous consent:
Strike references in third and fourth Whereas clauses to "variance" and insert "special exception", and substitute "3104.1" for "3103.2".

Offered by:	**Commissioner Canty**
Seconded by:	**Commissioner King**
Vote:	**Approved by voice vote, as amended, with 6 of 8 Commissioners present (a quorum)**
Date:	**August 5, 2005**