



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.:	19256	Case Name:	Application of Kerry Reichs
Address or Square/Lot(s) of Property:	1716 Hobart St NW		
Relief Requested:	area variance, for an addition to an existing one-family dwelling		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	2	5	/	0	4	/	1	6	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	Posting on anc1d web site; posting on two neighborhood discussion boards; posters, 4 in each SMD												
Number of members that constitutes a quorum:	3				Number of members present at the meeting:	5							

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 that with respect to BZA Application No. 19256 the requested zoning relief should not be granted for 1716 Hobart St. NW

AUTHORIZATION

ANC	1	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	4 to 1	
Name of the person authorized by the ANC to present the report:					
Name of the Chairperson or Vice-Chairperson authorized to sign the report: Rosa Rivas					
Signature of Chairperson/ Vice-Chairperson:				Date:	4/28/2016

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. 19256
EXHIBIT NO. 37

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

BZA application for 1716 Hobart St NW

Resolved, that ANC1D advises the Board of Zoning Adjustment that with respect to BZA Application No. 19256 the requested zoning relief should not be granted for 1716 Hobart St. NW

Why:

1. A variance is required for any addition to this property because the house, garage and deck together currently occupy 74% of the lot, whereas the maximum allowable lot occupancy in this neighborhood is 60%. The variance may only be issued if the applicant has demonstrated that there are extraordinary conditions inherent in the property that present exceptional practical difficulties. The public interest must also not be impaired.
2. The circumstances cited by the Applicant (steep topography, location in a historic district, presence of a large tree, non-conforming structures) are not unique to the property in question. Rather, these circumstances are common to most of the properties on the south side of Hobart St NW, and much of Mount Pleasant generally.
3. In addition, many of the members of the community have submitted a petition to ANC1D opposing the requested variance on the grounds that it would invite the proliferation of additions that they perceive would (i) not be in the character of the neighborhood and (ii) and diminish the right in some cases of residents to enjoy air, light and privacy.

Passed by 4 to 1 vote at the legally noticed, public meeting of ANC1D on April 25, 2016, with a quorum present. Voting "yes": Commissioners Agbro, Griffiths, Rivas, Hoey. Voting "no": Commissioner McKay. A quorum for this commission is three; five commissioners were present.