



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.:	19260	Case Name:	Application of Elizabeth and Phil Ash
Address or Square/Lot(s) of Property:	3240 19th St NW		
Relief Requested:	special exception, to construct a rear-deck addition		

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 to grant the lot occupancy special exception requested.

AUTHORIZATION

ANC	1	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	5 to 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: 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
CASE NO. 19260
EXHIBIT NO. 25

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

Approve BZA application for 3240 19th St

Resolved, that ANC1D advises the Board of Zoning Adjustment to grant the lot occupancy special exception requested, BZA No. 19260, in order to permit the construction of a rear deck at 3240 19th Street Northwest.

Why: Being the end of a row, this house is limited to 40% lot coverage, whereas its neighbors along the row are permitted 60% lot coverage. This is presumably to compel end-of-row houses to be similar in dimensions to its neighbors, despite the added area of a side yard. In other situations, increased lot coverage for an end-of-row house has led to unfortunate "pop-back" constructions.

That is not the case here. The existing house roughly matches the dimensions of its single neighbor. The addition of a deck closely matches the existing deck on the neighboring house. This will not be a grotesque "pop-back" construction.

Because the proposed deck matches the deck already built on its only neighbor, granting this special exception will not tend to affect adversely the use of the neighboring property.

Denial of the permit would be a hardship in the sense that rear decks are very common in Mount Pleasant, existing, for example, on the row house adjacent to this building, and it would be unfair to deny this homeowner the rear deck that is allowed everyone else.

Passed by 5 to 0 vote at the legally noticed, public meeting of ANC1D on April 25, 2016, with a quorum present. Voting "yes": Commissioners Agbro, Griffiths, Rivas, Hoey, McKay. A quorum for this commission is three; five commissioners were present.