



**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.:	19614	Case Name:	Application of B Monroe Ventures, LLC
Address or Square/Lot(s) of Property:	1844 Monroe St NW		
Relief Requested:	Variance		

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:	1	4	/	11	11	/	1	7	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Posters, four in each SMD; postings on two neighborhood internet bulletin boards, notice on ANC1D website												
Number of members that constitutes a quorum:	3			Number of members present at the meeting:	43								

**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 ANC resolution text, attached.


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 deny the variance.

**AUTHORIZATION**

ANC	1	D	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	3-0-0			
Name of the person authorized by the ANC to present the report:							
Name of the Chairperson or Vice-Chairperson authorized to sign the report:							Jon Stewart
Signature of Chairperson/ Vice-Chairperson:						Date:	11/14/2017

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR §§ 3012 AND 3115.**

<b>1D01: Jon Stewart</b> Vice Chairperson <a href="mailto:jonstewart.anc1d01@gmail.com">jonstewart.anc1d01@gmail.com</a>	<p style="text-align: center;"><b>Mount Pleasant Advisory Neighborhood Commission</b></p>  <p style="text-align: center;">1380 Monroe St NW, #117 Washington DC 20010</p>	<b>1D04: Yasmin Romero-Latin</b> Chairperson <a href="mailto:yasminkikiANC1D04@yahoo.com">yasminkikiANC1D04@yahoo.com</a>
<b>1D02: Paul Karrer</b> <a href="mailto:paulanc1d@gmail.com">paulanc1d@gmail.com</a>		<b>1D05: Stuart Karaffa</b> Treasurer <a href="mailto:stuart.k.anc@gmail.com">stuart.k.anc@gmail.com</a>
<b>1D03: Jack McKay</b> Secretary <a href="mailto:jack@dcjack.org">jack@dcjack.org</a>		Website: <a href="http://anc1d.org">anc1d.org</a> e-mail: <a href="mailto:anc1d@googlegroups.com">anc1d@googlegroups.com</a>

### Opposing a zoning variance for 1844 Monroe Street NW (BZA Case 19614)

Resolved, that ANC1D advises the BZA to deny the application for a variance at 1844 Monroe Street NW.

Why: The proposed construction is of a three-story row house immediately adjacent to 1850 Monroe Street. This will result in a 35-foot-tall wall facing the existing residence. The 1850 residence has a modest side yard, but this tall structure will still be an overbearing, oppressive wall, turning this side yard into a dark, narrow canyon.

Zoning permits the three-story row house, so that must be tolerated by the neighboring residents. But the five-foot side yard required by the Zoning Administrator for this house provides some moderation of the oppressiveness of this tall wall. Eliminating it, as this application for a variance requests, will enhance the looming of this wall over the neighboring side yard and house.

ANC1D believes that granting the request would cause substantial detriment to the public good, by degrading the environment of the adjacent home, and, significantly, would be inconsistent with the general intent and purpose of the Zoning Regulations, which call for side yards at the end of a row of row houses.

*Passed by 3 to 0 vote at the legally noticed, public meeting of ANC1D on November 14, 2017, with a quorum present. Voting "yes": Commissioners Stewart, Karrer, McKay. A quorum for this commission is three; three commissioners were present.*