

1D01: Frank Agbro Chairperson frankojazz@aol.com	<p style="text-align: center;">Mount Pleasant Advisory Neighborhood Commission</p> <p style="text-align: center;">anc1D mount pleasant, dc</p> <p style="text-align: center;">1380 Monroe St NW, #117 Washington DC 20010</p>	1D04: Rosa Rivas Vice chairperson 1D04@anc.dc.gov
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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.