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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.