


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.