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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.