

**Report of the Economic Development and Zoning Committee of ANC 6A
640 10th Street NE, Sherwood Recreation Center, Second (2nd) Floor
February 15, 2017**

Present:

Members: Brad Greenfield, Missy Boyette, Stephanie Zimny and Jake Joyce

The meeting was convened at 7:00 pm. Brad Greenfield chaired the meeting.

Community Comment

None.

Status Reports

None.

New Business

619 Elliot Street NE (BZA #19460): Application of Thomas and Whitney Paxson, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle E § 5201, from the lot occupancy requirements of Subtitle E § 304.1, to permit the construction of a third-story addition with roof deck to an existing one-family dwelling in the RF-1 Zone.

This development came before the EDZ last year, but the case was withdrawn due to ground water issues discovered under the property. A soil test was done and it found that there was a river running under the house. Owners need to use stakes to go below the water table in order to support the addition. This issue is localized to just the immediate property, and will not affect neighbors or other properties.

The building is currently at 56% lot occupancy and the owners are asking for an additional 5% to cover the back. The architect, Jennifer Fowler, stated that this is a matter of right except for the bump-out in the back. The house is not in the historic district, and they are not removing any features. The addition will build straight up from the front of the house.

A dog leg will be built over the third (3rd) floor. There is no penthouse, just a hatch to access the roof. There is a roof deck that will be set back from the front of the house by 21 feet. The exterior treatment has brick on the front of the house, but siding on the sides. The Committee noted that because of the height of the house, the sides of the building will also be visible from the street.

The owners reported that a sun study was conducted, with minimal impact on neighbors. The neighbors at 621 Elliot Street NE were considering solar panels and this addition would cause issues for that solar system. The owners reported that there were discussions with this neighbor to come up with an agreement to compensate them.

Brad Greenfield moved to support the application on the following conditions,

- Letters of support from 621 Elliot Street NE and updated letters from neighbors. The group indicated they received various letters of support a year ago and committee needs to make sure that neighbors are still on board with the project.
- Use best efforts to get letters of support from tenants and owners from buildings facing the unit.

- Extend brick treatment on the sides of the house (10 feet or so). This is to ensure that the addition blends into the area.
- Increase the size of the deck railing on the front to make sure it is up to code.

Committee Member Jake Joyce seconded the motion and the vote was unanimous.

1123 Constitution Ave NE (BZA #19461, HPA 17-228): Application of James and Angela Catella, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle E § 5201, from the lot occupancy requirements of Subtitle E § 5003.1 and the rear yard requirements of Subtitle E § 5004.1, to permit the construction of a two-story garage in the RF-1 Zone.

The owners want to build a two (2) story garage, mainly for storage. This is a matter of right (20 foot height, 14 feet from yard and 18 feet from alley). There is a seven (7) foot setback and the garage will be in line with other structures in the alley. While the garage is two (2) stories, there will not be a roof deck or any windows that might cause privacy concerns with neighbors.

The property is in the historic district; the owners have not received historic district response yet and are proposing siding on the exterior walls. The garage will not have a roof deck and there will be French doors facing the yard and small windows on the alley side. The structure will be visible from Twelfth (12th) Street. The current lot occupancy at 51.9% going to 69%. There are no party walls that are shared with neighbors that will be affected.

The owners reported that the neighbors at 1124 and 1128 Constitution Avenue NE (adjacent neighbors) support the project, as well as neighbors at 1131, 1133 and 1129 Park Street NE (across the alley). There is currently no letter of support from 1131 Park Street NE.

Brad Greenfield moved to recommend that ANC6A send a letter of support to BZA for the application of the owners of 1123 Constitution Avenue NE, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle E § 5201, from the lot occupancy requirements of Subtitle E § 5003.1 and the rear yard requirements of Subtitle E § 5004.1, to permit the construction of a two-story garage in the RF-1 Zone and that ANC6A send a letter of support to HPRB for the proposed design at 1123 Constitution Avenue NE on the condition that the owners make their best efforts to get letters of support from the owner at 1131 Park Street NE. Committee Member Missy Boyette seconded and the vote was unanimous.

The meeting was adjourned at 8:00 pm.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, March 15, 2017
7:00 -9:00 PM
640 10th Street NE
Sherwood Recreation Center, 2nd Floor**