

**Report of the Economic Development and Zoning (EDZ) Committee of the Advisory  
Neighborhood Commission (ANC) 6A  
Sherwood Recreation Center, 640 Tenth (10th) Street NE**

The meeting convened at 7:00 pm on April 18, 2015.

**Present**

Members: Missy Boyette, Laura Gentile, Dan Golden (Co-Chair), Michael Hoenig  
Commissioners: Stephanie Zimny

**Community Comment**

There were no community comments at the beginning of the meeting.

**Status Reports**

There were no status reports.

**New Business**

1. **224 Ninth (9<sup>th</sup>) Street, NE:** The applicant previously received the ANC's support for zoning relief for a nonconforming court and now is seeking Historic Preservation Review Board (HPRB) approval of proposed design of two-story rear addition to an existing single-family dwelling in the R-4 District. The proposed addition would involve removal and reconstruction, filling in the ground level dogleg, and the addition of a trellis. Previously, the neighbor to one side had been concerned about the impact of the project and, in response to those concerns, the applicant made adjustments to the project. The Committee voted unanimously to recommend that the ANC write a letter to HPRB in support of the proposed design.
2. **451 Tennessee Avenue, NE (BZA 19012):** Applicant seeks special exceptions from the lot occupancy requirements under § 403 and the rear yard requirements under § 404 to allow construction of a two-level deck at the rear of an existing single-family dwelling in the R-4 District. The lot occupancy is already 63% due to the front porch. The development will include a two-story, rear deck made of wood. The Committee raised a concern that, due to the location of the property and triangular shape of the backyard, the new deck would allow the applicant to see into the neighbor's backyard and impact their privacy. The owners have been unsuccessful in contacting the neighbor, who is a landlord and does not live in the home. The owners tried to contact the landlord through certified mail and received no response. The Committee voted unanimously to recommend that the ANC write a letter of support to the Bureau of Zoning Adjustment (BZA) on the condition that the applicant employ their best efforts to contact the landlord neighbor by phone to ensure he or she is fully aware of the proposed development and has no objections.
3. **242 Tenth (10<sup>th</sup>) Street, NE (BZA 19001):** The homeowner and architect for the proposed development, seeks special exception from the rear yard requirements under § 404 to allow construction of a two-story addition to an existing two-story, single-family dwelling in the R-4 District. The small, 575 square foot home, is located in the historic district. The applicant told the Committee that he has been trying to obtain approval from the owner of the neighboring property at 244 Tenth (10<sup>th</sup>) Street, NE but has not been unable to locate the owner. The home at 244

Tenth (10<sup>th</sup>) Street, NE has been for sale for a long time. The applicant was able to get signed letters of support from neighbors in other adjacent homes, as well as homes in the immediate area, including 240, 244, 246, 248, 250, and 252 Tenth (10<sup>th</sup>) Street, NE and 191 C Street, NE. The Committee voted unanimously to recommend that the ANC write a letter of support to BZA on the condition that the applicant employs best efforts to obtain a letter of support from the owner of 244 Tenth (10<sup>th</sup>) Street, NE in advance of the May 2015 ANC meeting.

4. **Lot 810 at 20 Fourteenth (14<sup>th</sup>) Street, NE:** Several neighbors whose properties adjoin the alley lot in question raised the issue of the owner's use of a portion of the lot as a car-sharing parking area for four cars without having obtained a special exception under § 333.1. The lot has an original structure, built in 1921 as a single garage, with seven stalls. The structure continues to be used as a garage space and the remainder of the lot, located behind the structure, is now being used for four (4) car-sharing spaces. Several community members raised objections because this portion of the lot previously had been used as a community garden and stated that the four (4) car-sharing spots are disturbing their privacy and enjoyment of the land. The owner commented that he had purchased the property three (3) years ago, reviewed his proposed plans to have car-sharing spaces on the property with the Zoning Administrator Matt LeGrant, and that the car-sharing use space was fully permitted and consistent with the historic use of the property. Chairman Dan Golden commented that this situation is not clear-cut under the zoning regulations. Under § 333.1, a special exception is required for a "parking lot" within the R-4 district. However, it is unclear whether this use meets the definition of "parking lot" under § 199, because it is unclear whether the car-sharing use is "accessory to" the use of the remainder of the lot as parking garages. In addition, separate zoning regulations regarding car-sharing spaces went into effect in 2010 that allowed the addition of two spaces by-right in certain cases; however their applicability in the R-4 district is unclear. Chairman Golden made a motion that the Committee recommend that the ANC write a letter asking Zoning Administrator LeGrant for clarification on the basis for which he made the permitting decision.

The meeting adjourned at 9:00 pm.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, May 20, 2015  
7:00-9:00 pm  
640 Tenth (10th) Street NE  
Sherwood Recreation Center, Second (2nd) Floor**