

**Report of the Economic Development and Zoning Committee (EDZ) of ANC 6A
640 10th Street NE, Sherwood Recreation Center, Second (2nd) Floor
April 19, 2017, 7:00 pm**

Present:

Members: Missy Boyette, Jacob Joyce, Brad Greenfield (Chair)
Brad Greenfield chaired the meeting.

Community Comment

None.

Old Business

1511 A Street NE (BZA Case 19505)

This item concerns ANC involvement as an intervener in an Office of Administrative Hearings (OAH) case challenging a notice of intent to revoke permit for 1511 A Street NE.

It is a continuation of a case that has come before the Committee and ANC 6A multiple times. The ANC has consistently opposed the developer's plan to build an eighteen (18) unit apartment building at the site.

The property was originally zoned C2A; the zoning was changed to R4 in the past while the permit was pending but not issued. The property was zoned R4 for over a year when the permit was issued. The permit application was in process during the zoning change. The permit is for a five (5) story eighteen (18) unit building over 35 feet.

The developer was issued a notice of intent to recall which would force them to return the permit to the city. The developer is appealing the notice based on an (allegedly) incorrect signature on the letter and that the Department of Consumer and Regulatory Affairs (DCRA) initial determination regarding the zoning was correct, since this is not the first time DCRA has issued a statement concerning the proper zone pertaining to the permit.

The ANC is being asked to exercise its role as an intervenor. The ANC previously supported an appeal sponsored by the community to the issued permit.

Brian Alcorn, the community member who presented this issue to the Committee, is asking the ANC to oppose the appeal. The owner of the subject property has stated to neighbors that, if the permit is recalled, they may build a 5,900-square foot rooming house by right. The community member furthermore stated that the owner of the subject property has not opened any avenues of negotiation. June 2015 is when the application contained bad plans further delaying the permitting process.

In the recall notice, Brad raised that the incorrect signature can be resolved by reissuing the notice.

If this case is lost, the prior case will be resurrected. If this case is won there is no reason to continue the prior case.

Mr. Greenfield made a motion to oppose the appeal of the permit holder. Committee Member Missy Boyette seconded, and it passed 3-0.

New Business

210 Tenth (10th) Street (HPO)

The homeowner is seeking ANC support for the Historic Preservation Office (HPO) approval for the raze of an existing accessory garage and addition of a sun room and deck to her property. All of the construction is being done by right, and only HPO approval is required. The owner is also looking to clean up the retaining wall. The back yard is dogleg shaped, simply to provide alley access. There is a parking easement in the rear.

The property is conforming, as the demolition will bring the property to fifty-eight percent (58%). Without the proposed demolition, the property would be over the conforming percentage so this is not a BZA case at this time, only HPO.

They have reached out to both neighbors and are asking for letters of support.

The owners of the property in question are asking to remove the garage on the property and replace it with a parking pad. The proposed addition will be sided with hardy board replacing the current façade in the back, which is common. The dogleg of the property will be filled in and turned into an in-law suite.

The proposed addition is currently blocked by view of the garage, when the garage is removed the addition will only be seen when standing in the ally and looking through where the garage was removed. The proposed deck cannot be seen from the ally as the parking easement blocks that line of sight from the ally.

Mr. Greenfield raised the need for further outreach to the neighbors. Mr. Greenfield moved that the ANC support the relief request, on condition that best efforts be made to obtain letters of support. Ms. Boyette seconded and it passed 3-0.

Neighborhood Comments

Mr. Alcorn, the presenter for BZA Case 19505, raised the question of who needs to be listed as authorized parties to act on behalf of ANC 6A in the letter that the ANC sends. There is a previous letter and Mr. Alcorn requested that the same parties be authorized. Mr. Greenfield noted that the specifics of the letter are at the discretion of the ANC Chairman, and that a separate motion would not be required to include the same parties as previously authorized.

Next Scheduled ED&Z Committee Meeting
Wednesday, April 19, 2017
7:00 -9:00 pm
640 10th Street NE
Sherwood Recreation Center, 2nd Floor