

**Report of the Economic Development and Zoning (ED&Z) Committee of the Advisory
Neighborhood Commission (ANC) 6A
Sherwood Recreation Center, 640 Tenth (10th) Street NE
May 16, 2018**

Present:

Members: Missy Boyette, Laura Gentile, Brad Greenfield, Ruth Ann Hudson
Commissioners: None
Brad Greenfield chaired the meeting.

Community Comment

None.

Old Business

121 Tennessee Avenue - The ANC voted 4:1 to support the EDZ recommendation that the property owner be granted the requested relief from zoning requirements necessary to allow construct of a two-story addition to an existing one-story rear addition to an attached principal dwelling unit in the RF-1 Zone.

Gallaudet University - The ANC voted to support the EDZ recommendation to grant the request for relief necessary to modify their 2012 Campus Plan to remove the Ballard North dormitory.

Emerald Street Historic Guidelines - Mr. Greenfield reported that a request had been made to add an educational session tonight with the Office of Planning to discuss proposed Emerald Street Historic Guidelines. Unfortunately, due to a scheduling mishap, the Office of Planning was not present. The Committee agreed that consideration of the Emerald Street Historic Guidelines would take place in the June 2018 meeting.

New Business

1. 220 Fourteenth (14th) Place, NE (BZA Case No. 19792): The applicant is requesting a special exception from the lot occupancy, the rear yard, and nonconforming structure requirements to construct a rear addition to an existing principal dwelling unit in the RF-1 District. Ms. Laura Furr, one of the owners, presented the case to the EDZ. The Board of Zoning Adjustment (BZA) has not scheduled a hearing for this project yet.

The building is a single family attached home constructed circa 1916. The applicant is proposing to replace the existing one-story rear ell of their house with a two-story addition; increase lot occupancy to 68% (where only 60% is permitted); and maintain the rear yard (which is already nonconforming) depth of 18.9 feet (where 20 feet is required). The applicant is requesting lot occupancy relief to fill in the rear-dogleg.

In response to questions by Missy Boyette, the applicant provided the following information: 1) the outdoor mechanical equipment will remain in its current location on the roof, and 2) there is no change planned to the slope of the roof. Roof drainage flows into permeable pavers in the backyard.

The addition will not be visible from the street but will be visible from the alley. The applicant provided letters of support from two neighbors whose homes are immediately

adjacent. The applicant has not been successful in reaching the neighbors who live across the alley. Mr. Greenfield suggested that the applicant reach out to all neighbors who will be able to see the addition from their homes. Ms. Furr also noted that she has been unsuccessful in getting a letter of support from their neighbor to the north at 224 Fourteenth (14th) Place because the building has been vacant for approximately eight years. Mr. Greenfield suggested that the applicant conduct more neighborhood outreach before the case will be heard at the June 2018 ANC meeting.

Mr. Greenfield made a motion that the EDZ support the project on the condition that the applicant makes their best effort to get a letter of support from 224 Fourteenth (14th) Place. Ms. Boyette seconded the motion, which passed 4-0.

The applicant agreed to mail the letter to Mr. Greenfield and to bring the letter to the upcoming ANC meeting.

2. Nomination of Mr. Nick Alberti to EDZ - Mr. Greenfield reported that Mr. Alberti, who was in attendance at the meeting, was interested in joining the Committee. Mr. Greenfield made a motion that the Committee nominate Mr. Alberti to the Committee. Laura Gentile seconded the motion, which passed 4-0.

As no other issues were raised for discussion, Mr. Greenfield closed the meeting.

Next Scheduled ED&Z Committee Meeting:

June 20, 2018

7:00 -9:00 pm

640 Tenth (10th) Street NE Sherwood Recreation Center, Second (2nd) Floor