

**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
July 19, 2017**

The meeting convened at 7:00 pm.

Members: Brad Greenfield, Mike Hoenig, Missy Boyette, Jake Joyce
Commissioners: Stephanie Zimny
Brad Greenfield chaired the meeting.

Community Comment: There were no community comments at the beginning of the meeting.

Update: Chairman Greenfield provided an update on items from the previous month's meeting.

New Business

1. 1362 East Capitol Street, NE (BZA #19562): Applicant seeks a special exception under Subtitle E § 5201 from the rear yard requirements of Subtitle E § 205.4, to construct a two-story rear addition to an existing one-family dwelling in the RF-1 Zone.

This was a continuation of a previously considered request; the previous consideration was for HPRB approval, which was received. This request was for BZA approval. The homeowner is proposing a ten-foot (10 ft.) extension beyond their neighbor's rear wall for a small two (2) story addition. The extension will not be visible from the street or front of the home. The applicant had previously received support from neighbors on both sides, and there is no shading or impact on the light and air of the neighbors. The owner's current garage is staying as is, the work is only on the home itself. The material used in the rear will be hardy board, and the porch will not be enclosed.

Brad Greenfield moved to support the applicant's request for relief; Missy Boyette seconded the motion and it passed unanimously.

2. 1203 D Street, NE (BZA #19563): Applicant seeks a special exception under Subtitle E § 5201 from the lot occupancy requirements of Subtitle E § 304.1, to construct a two-story rear addition to an existing one-family dwelling in the RF-1 Zone.

The homeowner is proposing a rear addition and to fill in the existing dog leg on the property. The lot occupancy is currently 59.8% and will be increasing to 66.9%. The dog leg counts as open space, and is not counted against the lot occupancy. The owner is proposing to go four (4) feet past the house, lining up with the adjacent home. The homeowner is proposing a solid brick facing the adjacent property, with no windows. There will be no roof deck, and the owners will not be able to see into adjoining properties. The addition will not be visible from the front. The rear facade will use hardy board siding.

The homeowner currently has letters of support from 1205 and 1201 D Street. The

letter from 1201 D Street is from owners who do not live in the home; the applicants have been in contact with the tenants. Committee members did not believe that there would be any shadow effect on the house behind the property, but asked the owner's architect to confirm that.

Brad Greenfield moved to support the owner's request on the condition that best efforts be made to get a letter of support from the tenant at 1201 D Street, and providing there is no light or air impact on the house behind 321 Twelfth (12th) Street. Missy Boyette seconded the motion and it was approved unanimously.

3. 237 Warren Street, NE (BZA #19565): Applicant seeks a special exception under Subtitle E § 5201 from the rear yard requirements of Subtitle E § 205.4, and under Subtitle E § 5203.3 from the upper floor addition requirements of Subtitle E § 206, to construct a rear and third-story addition to an existing two-story one-family dwelling in the RF-1 Zone.

The home owner is proposing a twenty (20) foot rear addition, going twenty (20) feet past the neighboring home. The house will be at sixty percent (60%) lot coverage once work is completed. The current mansard is very steep and hard to build up, the owner wants to remove it.

The owner has a letter of support from the neighbor at 235 Warren Street. No shadow study has been conducted, and since the property is east/west facing, the construction may affect the light and air for 230 Warren Street.

There is another pop up already on the street, near Constitution Avenue. The owner is proposing hardy board on the bank of the house and faux slate on the front. There will be no roof deck, but will have HVAC on the roof.

Brad Greenfield moved to support the project on condition that the applicants get letters of support from 239, 232, 230, 234, 236 and 238 Warren Street and get a shadow study. Jake Joyce seconded the motion and it passed unanimously.

4. 225 Tennessee Avenue, NE (BZA#19566): Applicant seeks a special exception under Subtitle E § 5201 from the rear yard requirements of Subtitle E § 205.4, to construct a three-story rear addition to an existing one-family dwelling in the RF-1 Zone.

The homeowner is proposing a rear addition that will push their building twenty-four (24) feet past their neighbor's wall, but will only leave them at 48% lot coverage (they have a very deep lot), with no garage. The addition is only in the back of the house.

The owner has already received letters of support from 221, 227 and 229 Tennessee Avenue. The owner at 223 Tennessee has said that they have concerns, but the owner reported that they did not know what those concerns were. There are already many houses on the street that have bumped out the back.

The owner is proposing metal paneling and longboard on the rear addition. The addition is only in the rear, and will not be visible from the front or street. Missy Boyette asked about the drainage system, and the owner reported that drainage issues had been addressed.

Brad Greenfield moved to support the project on condition that the owner make best efforts to get a letter of support from 223 Tennessee Avenue. Missy Boyette seconded the motion, and it was passed unanimously.

The meeting was adjourned at 8:30 pm.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, September 20, 2017
7:00 -9:00 pm
640 10th Street NE
Sherwood Recreation Center, 2nd Floor**