

**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)  
August 20, 2014**

The meeting convened at 7:00 pm.

Present:

Members: Dan Golden (Chair), Missy Boyette, Stephanie Frang, Brian Carlson, Charmaine Josiah

Commissioners: Nick Alberti, Omar Mahmud

Dan Golden chaired the meeting.

**Community Comment**

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

**Status Reports**

**Resolution of Previously Heard BZA/HPA Cases:** The ANC voted to recommend Bureau of Zoning Authority (BZA) approval of the rear deck at 1425 North Carolina Avenue (case heard by ED&Z Committee in June 2014).

Previously, the Committee recommended and the ANC agreed to send a letter to the Office of Planning seeking the rezoning of those portions of the western half of the block between Fifteenth (15<sup>th</sup>) and Sixteenth (16<sup>th</sup>) Streets and A and East Capitol Streets NE (currently zoned C-2A) that do not border on East Capitol Street from C-2A to R-4. After discussions with the Office of Zoning by the residents of that block, it was determined that it may be most effective for the ANC to submit the official application for the rezoning. Commissioner Alberti is currently pursuing this issue.

**Other:** No additional items

**New Business**

**BZA 18835 (1229 F Street NE):** Applicant is seeking a special exception from rear-yard setback restrictions. Tim Barley, the homeowner, presented the project and presented two letters of support. He stated that he is interested in a garage addition that fits in to the neighborhood and he also owns the property at 1227 F Street NE, which he plans to renovate and sell. The proposal is for a two (2) story garage addition at the rear of the property, connected to the existing house with a covered walkway.

Committee members inquired about other two (2) story garages nearby the subject property. The homeowner stated that there are others, and that the height depends on where the grade is. He also stated that the alley is quite wide and that there are three entry points to the alley. Committee member Missy Boyette asked about whether the brick indicated on the drawings will be true brick. The homeowner replied that it will be true brick on all sides except for the second floor façade facing the main house. Ms. Boyette also asked about the location of the downspout. The homeowner stated that the downspout is on the interior. Chairman Dan Golden explained that a special exception takes into account any effects of the proposed project on light and air.

The Committee made a motion to recommend that ANC 6A write a letter to the BZA approving the proposed rear garage addition. Motion was seconded. Motion was approved in vote 5-0.

**BZA 18836 (1419 F Street NE):** Applicant and homeowner Beth Antunez is requesting a special exception related to rear-setback and lot occupancy as well as nonconforming structure. The owner stated that she is seeking approval for a one (1) story screened porch addition with enclosed space at the basement level so that she can increase the living space in her home. She explained that the project involves removing the existing deck and building a new screened-in porch. She does not yet have letters of support from her neighbors directly behind her, but does have other letters from neighbors. It does not appear that the new addition would be visible from the property behind.

The Committee made a motion to recommend that ANC 6A write a letter to the BZA approving the proposed rear porch addition. Motion was seconded. Motion was approved in vote 5-0.

**1215 Wylie Street NE:** The owners of 1217 Wylie (a vacant lot) and 1219 Wylie have raised concerns regarding new construction at 1215 Wylie (previously a vacant lot) that appears to exceed what is allowed by-right by zoning as well as with the safety of the structure. The owner at 1217 and 1219 Wylie who presented the issue stated that the permit that was proposed for the property at 1215 Wylie was for a three (3) story rowhouse, but the construction appears to be free-standing due to the existence of open space on the neighboring lots (the structure at 1213 Wylie is not built up to the lot line that it shares with 1215 Wylie).

It was discussed that, due to the size of the lot being below the minimum lot size of 1800 square feet, a variance should have been required. (The online tax records indicate that the lot is only 825 square feet.) Commissioner J. Omar Mahmud explained that when someone gets permission to build without a required variance, this gives no opportunity for the community to weigh in. The owner has not gone before the BZA because the Department of Consumer and Regulatory Affairs (DCRA) appears to have seen this as a by-right application. Commissioner Mahmud stated that the owner, Mr. Russ, was notified about this meeting of the ED&Z Committee but that he declined attendance. Regarding the structural concerns of the construction, Mr. Golden suggested that the ANC can include language related to these concerns (safety and stability of the building) in the letter that would go to the zoning department pointing out that the house is a stand-alone structure so that it is evaluated as such.

The committee made a motion to recommend that ANC 6A write a letter to the Zoning Administrator regarding the fact that it appears that a variance should have been required based on the size of the subject property lot and further expressing concern on the structural review (pointing out that the proposed construction is for a free-standing building) and further that, to the extent the Zoning Attorney does not act on this letter, authorizing the ANC to pursue an appeal before the BZA on the non-action of the Zoning Administrator. Motion was seconded. Motion was approved in a vote 5-0.

Commissioner Mahmud added that the recommendation might be brought to the attention of the owner.

**1000 C Street, NE:** Chairman Golden explained that the ANC ED&Z Committee has become aware, by way of messages on the ANC and MOTH listservs, that this property appears to be of renewed concern among the neighbors due to recent discovery of a hypodermic syringe outside of the basement window, that the window did not appear to be secured shut, and some fears that some people may be squatting (no evidence of such claim). Nonetheless, the Committee wishes to bring up this property again due to concerns over the years regarding its status of vacancy. The property is not currently on the vacant property list and is currently taxed normally. Mr. Golden asked whether the ANC should ask the City to examine this property as a vacant or blighted property. Mr. Golden and Commissioner Nick Alberti will work together on the language of such a request in order to point out the history of this property.

The Committee made a motion to recommend that ANC 6A write a letter to DCRA identifying what has been observed at the property and to request that the property be inspected to see if it meets the criteria of a vacant or blighted property. Motion was seconded. Motion was approved in vote 5-0.

**H Street Signage Guidelines:** Chairman Golden reported that the ED&Z Committee now has a working draft for the H Street Signage Guidelines. Committee members Missy Boyette and Charmaine Josiah have developed a document that requires some additional edits due to input received from Mr. Golden as well as continued review and edit of captions in the document. One resident, Victor McCoy, has recommended that there be no electricity in the signs that face side streets (streets perpendicular to and intersecting H Street). Mr. Golden recommended that the guidelines adopt this language and that, once the document has been further edited, a final draft be circulated prior to the next ED&Z Committee meeting. The document could then go before the full ANC in October 2014, to adopt as a resolution. The document would be posted in its final form on the ANC website.

Commissioners Mahmud and Alberti expressed appreciation for the development of this document and suggested that additional guidelines related to other issues that come before the ED&Z Committee might be developed in the future.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, September 24, 2014  
7:00-9:00 pm  
640 10th Street NE  
Sherwood Recreation Center, Second (2<sup>nd</sup>) Floor**