

**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
September 19, 2018**

Present: Brad Greenfield (Chair), Tim Drake, Ruth Ann Hudson, Jake Joyce, Nick Alberti and Commissioner Mike Soderman

Community Comment

None

Previously Heard Cases

None

New Business

- 1) **824 Thirteenth (13th) Street NE (BZA Case #19854):** Request pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, and pursuant to Subtitle X, Chapter 10, for variances from the lot occupancy requirements of Subtitle E § 304.1, the rear yard requirements of Subtitle E § 306.1, and from the side yard requirements of Subtitle E § 307.1 to construct a new flat in the RF-1 Zone

The applicant and building architect presented plans for construction of a three story plus basement two-unit condominium. The area of the lot on which the applicant proposes to build is 693 square feet. The zoning relief needed for the proposed construction is due to the unusually small lot size and the proposal for the building to occupy 100% of the lot. It was noted that the lot was an existing lot prior to 2016 and is thus exempt from the minimum lot area and lot dimension requirements in a RF-1.

The Committee discussed the fact that no parking spaces are being proposed. Commissioner Mike Soderman proposed conditioning support on a requirement to prohibit future residents from receiving Residential Parking Permits. The Committee did not adopt the proposed requirement. The applicant was asked if the project could be scaled back from two (2) units to a one (1) unit residence. The applicant said that a one (1) unit structure would not be economically feasible. The applicant stated that he has a letter of support from the neighbor at 1255 I Street NE and is attempting to get letters of support from other neighbors.

Mr. Greenfield made a motion to recommend ANC 6A send a letter of support to the Bureau of Zoning Authority (BZA) for a special exception under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, and pursuant to Subtitle X, Chapter 10, for variances from the lot occupancy requirements of Subtitle E § 304.1, the rear yard requirements of Subtitle E § 306.1, and from the side yard requirements of Subtitle E § 307.1 to construct a new flat in the RF-1 Zone on the condition that the applicant makes his best effort to get letters of support from the neighbors the applicant make best efforts to get letters of support from the neighbors at 822 and 823 Thirteenth (13th) Street NE and 1253 I Street NE. Mr. Joyce seconded the motion. The motion passed 4-1-1 with Mr. Alberti dissenting and Ms. Hudson abstaining because she is an adjacent neighbor.

- 2) **16 Tenth (10th) Street NE (BZA Case Number 19885):** Request pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle C § 1500.4 penthouse general regulations.

The applicant requests special exemption from Penthouse provisions in RF-1 zone. There is an existing penthouse that was constructed by a prior owner as a non-file project, does not meet code criteria and is leaking. The owner wishes to rebuild the stair in accordance with applicable codes to provide safe roof access and repair the leak. The stair enclosure falls under the criteria of Penthouse per Subtitle 15, 1500.3 and is provided solely for roof access, not habitable space. Refer to attachments for more information.

The architect and applicant presented plans for a project that will include a new roof, roof deck and penthouse for stairway access. The new roof deck and penthouse will replace an existing roof deck and penthouse. A portion of the new roof will be a green roof. The subject property is within the Capitol Hill Historic District. The architect informed the Committee that project had received approval from the DC Historic Preservation Review Board.

Mr. Greenfield made a motion to recommend ANC 6A send a letter of support to the BZA for a special exception from Subtitle C § 1500.4 to construct penthouse on the condition that the applicant makes their best effort to get letters of support from the neighbors at 14 Tenth (10th) Street NE, 18 Tenth (10th) Street NE, 915 Massachusetts Avenue NE and 913 Massachusetts Avenue NE... Ms. Hudson seconded the motion. The motion was approved 6-0.

- 3) **1661 Gales Street (BZA Case Number Pending).** The developer is requesting zoning relief to subdivide three (3) existing lots into two (2) lots and for relief from lot area requirements. It appears that the application for zoning relief has not yet been submitted to the BZA. As of October 1, 2018, the BZA database does not include information on this application.

As part of the Mayor's Vacant-to-Vibrant initiative to bring housing to vacant DC owned land, the developer was awarded a site on the 1600 block of Gales Street NE to build four (4) units of for-sale workforce housing. The developer presented plans to build a two (2) unit flat on each of the two (2) new lots for a total of four (4) units. Each of four (4) units will be a three (3) bedroom flat.

Mr. Greenfield made a motion to recommend that ANC 6A send a letter of support to the BZA for zoning relief on the condition the applicant makes their best effort to get letters of support from the neighbors at 1667 Gales Street NE, 1669 Gales Street NE, 1653 Gales Street NE and 1655 Gales Street NE. Mr. Drake seconded the motion. The motion was approved 6-0.

The meeting adjourned at 9:00 pm.