



Committee Reports Economic Development and Zoning Committee



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
March 20, 2019

Present:

Members: Brad Greenfield, Missy Boyette, Tim Drake

Commissioners: Mike Soderman, Brian Alcorn

Brad Greenfield chaired the meeting.

Community Comment

None.

Previously Heard Cases

ED&Z Committee did not meet in February. ANC did vote to support 1511 A St NE with conditions; the hearing is scheduled for March 27, 2019.

Old Business

None.

New Business

1433 G Street, NE (BZA #19989): Applicant seeks a special exception under Subtitle E Section 5201 from the lot occupancy requirements of Subtitle E Section 304.1, the nonconforming structure requirements of Subtitle C Section 202.2, and the minimum rear yard setback requirements of Subtitle E Section 306.1; to construct a two-story rear addition to an existing principal dwelling unit in the RF-1 Zone.

Lacy Brittingham presented the project.

Ms. Brittingham stated that the project is proposing 70% lot occupancy. The owners have 3 letters of support, which have been provided to the Committee.

Commissioner Mike Soderman asked whether the subject property is away from the intersection. Ms. Brittingham confirmed that it is 3 houses from the corner and that the addition is less than 10' deep compared to the rear walls of the neighboring homes. Chairman Brad Greenfield inquired as to the finish of the exterior walls of the addition; Ms. Brittingham explained that they will be Hardie-siding. Ms. Brittingham also replied to additional questions from Mr. Greenfield by confirming that the addition is not visible from G Street, but could be seen from Fourteenth (14th) Place, and that the trash pickup is at the front of the house.

Ms. Brittingham explained that one neighbor did write a letter of opposition for the project but stated that this neighbor thought that the addition is an addition on top of the existing house, when in fact it is an addition at the rear.

Brad Greenfield made a motion to recommend that the ANC write a letter to the BZA in support of the proposed project with no conditions. Motion was seconded by Tim Drake. Motion was approved 5:0.



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1348 Constitution Avenue, NE (BZA Case Number 19997): Applicant seeks a special exception under Subtitle E Section 5201 from the lot occupancy requirements of Subtitle E Section 304.1 and from the nonconforming structure requirements of Subtitle C Section 202.2; to construct a rear addition to an existing, attached principal dwelling unit in the RF-1 Zone.

Lacy Brittingham presented the project.

Ms. Brittingham explained that the subject property is a dogleg configuration in which the first floor of the dogleg has already been infilled. The lot is landlocked, and she stated that the proposed project is supported by all 3 neighbors.

Mr. Greenfield asked whether the proposed addition will be higher than the existing home. Ms. Brittingham stated that it will not be higher. Mike Soderman inquired whether the proposed addition will go all the way back on the second (2nd) floor level; Ms. Brittingham explained that it will not and that the proposal is to fill in about half-way. Ms. Brittingham reiterated that there is no opposition to the proposal.

Brad Greenfield made a motion to recommend that the ANC write a letter to the BZA in support of the requested relief with no conditions. Motion was seconded by Mike Soderman. Motion was approved 5:0.

Closing

Brian Williams introduced himself as the new site manager at Sherwood Recreation Center.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, April 17, 2019
7:00 -9:00 pm
640 10th Street NE
Sherwood Recreation Center, Second (2nd) Floor**



Committee Reports
Economic Development and Zoning Committee



April XX, 2019

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 19989 (1433 G Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on April 11, 2019, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the Applicant's request for a special exception under Subtitle E Section 5201 from the lot occupancy requirements of Subtitle E Section 304.1, the nonconforming structure requirements of Subtitle C Section 202.2, and the minimum rear yard setback requirements of Subtitle E Section 306.1; to construct a two-story rear addition to an existing principal dwelling unit in the RF-1 Zone..

The design has taken measures to ensure that the addition is in the character of the neighborhood and it will not disrupt the privacy, air and light of neighbors. The owner has proven that the special exception criteria have been met through submission of architectural elevations and a shade study. The ANC believes that this development will not substantially visually intrude upon the character, scale, and pattern of houses in the neighborhood.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at amberanc6a@gmail.com and Mr. Greenfield can be contacted at brad.greenfield@gmail.com.

On Behalf of the Commission,

Amber Gove
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoogroups.com, anc-6a@yahoogroups.com, and newhilleast@yahoogroups.com, at www.anc6a.org, and through print advertisements in the Hill Rag.



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April XX, 2019

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 19997 (1348 Constitution Avenue, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on April 11, 2019, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the Applicant's request for a Applicant seeks a special exception under Subtitle E Section 5201 from the lot occupancy requirements of Subtitle E Section 304.1 and from the nonconforming structure requirements of Subtitle C Section 202.2; to construct a rear addition to an existing, attached principal dwelling unit in the RF-1 Zone.

The design has taken measures to ensure that the addition is in the character of the neighborhood and it will not disrupt the privacy, air and light of neighbors. The owner has proven that the special exception criteria have been met through submission of architectural elevations and a shade study. The ANC believes that this development will not substantially visually intrude upon the character, scale, and pattern of houses in the neighborhood.

Please be advised that Brad Greenfield and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at amberanc6a@gmail.com and Mr. Greenfield can be contacted at brad.greenfield@gmail.com.

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New Business

