

MINUTES
ANC 6A Economic Development & Zoning Space Committee Meeting
Virtual Meeting via Zoom
Wednesday, January 19, 2022 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Mike Cushman, Sam DeLuca, Daniel McPheeters, Roberta Shapiro

Commissioners: None

Brad Greenfield chaired the meeting.

Introductions of Committee Members and Commissioners

Community Comment

None

Previously Heard Cases

Mr. Greenfield summarized previously heard cases.

- 647 16th Street NE - EDZ recommended ANC 6A oppose request for rear yard requirements based on applicant's failure to participate in EDZ process, and questions about trash at this and the neighboring property. ANC affirmed request to oppose on the consent agenda.
- 909 10th Place NE - EDZ recommended ANC support request for lot occupancy special exception. ANC 6A affirmed request to support on the consent agenda.
- 308 11th Street NE - EDZ recommended ANC support the historic review of a third floor addition and second floor addition to garage. ANC 6A affirmed support.
- 820 Constitution Avenue NE - ANC supported historic review for this project. The project was approved by the HPRB.

Announcements

Office of the DC Attorney General previously acted as in-house counsel for Board of Zoning Adjustment (BZA) and Zoning Commission. The BZA and Zoning Commission have elected to take over these roles internally. Attorney General's Land Use Office will be redeployed to assist ANCs with land use issues, especially affordable housing. ANCs 6A, 6B, 6C will collaborate on a session to advise and learn about this change. Meeting scheduled for January 26, 2022.

Old Business

1. 905 L Street, NE (BZA Case#20606): Request for special exception zoning relief under Subtitle E § 5201 and Subtitle X § 902.1 from the lot occupancy requirements of Subtitle E § 304.1, and special exception zoning relief under Subtitle E § 5201, Subtitle E § 205.5, and Subtitle X § 902.1 from the rear addition requirements of Subtitle E § 205.4 to construct a rear deck to an existing, attached, two-story with cellar, principal dwelling unit. BZA Case Scheduled for February 2, 2022, but applicant has submitted a request to move hearing date to March 16, 2022.

The request was originally a variance request. The owner had changed the plan to require a special exception rather than a variance, and the EDZ had tabled consideration of the project until BZA formally accepted the change in relief requested, which they have now done.

Chris Brown, the owner of the project, reviewed the project and what had changed to require a special exception rather than a variance. Anthony Derro, the architect for the project, also

participated and answered questions. The main difference was that the original plan included a covered deck, and now there is no covered deck, so the deck no longer counts against lot usage. Mr. Derro noted that since the deck is less than four feet high, it does not count against lot occupancy. Mr. Brown showed that he had signed letters of support from both adjacent neighbors.

A short discussion followed on the pergola, the party wall with the adjoining neighbor, and the location of the air conditioning unit. Mrs. Shapiro commended Mr. Brown for accommodating the feedback from the EDZ in previous meetings.

Mr. Greenfield moved that ANC 6A support the request for relief. Mrs. Shapiro seconded the motion. The motion to recommend supporting the request for relief for 905 L Street NE was called and was approved unanimously by a vote of 5 to 0.

New Business

None

Next Scheduled ED&Z Committee Meeting:

Wednesday, February 16, 2022

7:00-9:00 pm

Zoom information to be posted on ANC 6A Website