

Minutes
ANC 6A Economic Development & Zoning Committee
7:00-9:00 pm, Wednesday, March 20, 2024
Virtual Meeting via Zoom

Attending: Joal Mendonza (committee co-chair), Michael Cushman (committee co-chair). Commissioner Keya Chatterjee joined at 7:35 pm at which point a quorum was present.

In situations where there is no quorum, the Committee practice is to hear the presentations and make “suggested motions” to the full ANC but to require a presentation to the ANC as well.

Subsequent to Commissioner Keya Chatterjee joining the presentations were repeated and binding votes was taken.

Community Comments - no comments

Resolution of previously heard BZA/HPRB cases - none to report

Old Business - none

New Business

216 11th Street, NE (HPA #[24-174](#)): To construct a new two-story and basement rear addition to an existing two-story rowhouse. This is an HPRB case, without any zoning issues.

Missy Boyette of Old City Design Studio presented on behalf of the owners, Auden and Elizabeth Kaler. The project is to add a front porch roof and to rebuild and extend an existing one-story enclosed porch to 10 feet beyond the existing footprint which is also 10 feet beyond the neighbor’s rear wall.

Architectural details were presented. HPO has not issued an opinion. Applicant has letter of support from neighbor to the south (214) and has been in communication with neighbor at 218.

The Committee members recommended approval but, lacking a quorum did not make an official motion. When Commissioner Chatterjee joined the meeting and a quorum was present, a motion was made that ANC 6A send a letter of support to the HPRB re: HPA #24-174: new two-story and basement rear addition to an existing two-story rowhouse at 216 11th Street. This motion was unanimous.

1127 G Street, NE (BZA #[20687A](#)): To construct a new detached, two-story, accessory garage with second story dwelling unit to an existing, attached, two-story principal dwelling unit in the RF-1 zone. This is a “Modification of Consequence” from BZA Order Number 20687, effective date 5/7/2022.

Ms. Jennifer Fowler presented on behalf of the owners, Lloyd and Margaret Belcher.

The BZA had previously approved a project with requested relief to build a garage with a rental apartment above. The owners have decided to change the plans from rental apartment to an artist studio. The zoning reviewers thought the change in plans merited a re-hearing.

While the project has a reduced scope there are some massing changes that rise to level to rehear the project.

Prior plans: had requested and were granted 3 different elements of relief, for this project.

- lot occupancy,
- accessory building area requirement
- use as a rental

Since the original approval the owners re-evaluated the plans when the cost figures were calculated. They decided to switch from a second story rental apartment to instead create an owner-occupied artist studio -- removing the prior planned kitchen and bathroom and bedroom to create a studio space with storage above a garage.

Massing increases: Height increased to 22 feet (the current max alley height) from prior max height of 20.5 feet. Removed the 2nd floor balcony looking out over the alley to increase artist studio space. Removed the alley offset; new plans are flush with the buildable lot on the alley.

Neighbor outreach: No letters of support presented. But neighbors are aware of the project and project changes. The neighbors to the north at 1129 will be adding a garage using the same architect and builder. Neighbors at 1125 and 1121 are reported (by owner) to have expressed interest in constructing garages.

The Committee members recommended approval. When Commissioner Chatterjee joined the meeting and a quorum was present, a motion was made that ANC 6A send a letter of support to the BZA re: BZA #20687A: Request for a Modification of Consequence from Board of Zoning Adjustment Order 20687, pursuant to Subtitle Y § 703 to construct a new detached, two-story, accessory garage with second story dwelling unit to an existing, attached, two-story principal dwelling unit at 1127 G Street NE This motion was unanimous. .

235 10th Street NE, (BZA #21094): To construct a two-story with cellar, rear addition, to an existing, attached, three-story, principal dwelling unit in the RF-1 zone. This is a special exception request with requested relief from the lot occupancy requirements

Jennifer Fowler presenting on behalf of the owners, Sherry and Del Fox.

The current lot occupancy is 53% and the proposed addition brings that to 67.3%. So, we are going 77.3% over the allowable. There are no other zoning issues on this project. This project is within the historic district so will return for historic review later.

Both abutting neighbors' houses go back further than 235 does now. Post addition the rear of the house will essentially line up with the neighbor at 237 and the neighbor on, at 233 is still going to be just a little bit deeper.

The project has letters of support from the two abutting neighbors at 233 and 237 10th St NE.

At this point (7:35 pm) Commissioner Chatterjee joined the meeting. The presentation was reprised and a motion was made that ANC 6A send a letter of support to the BZA re: BZA #21094: Request for a Special Exception from the lot occupancy requirements of Subtitle E § 210.1, pursuant to Subtitle E § 5201.1 and Subtitle X § 901.2 to construct a two-story with

cellar, rear addition, to an existing, attached, three-story, principal dwelling unit at 235 10th Street NE. Motion passed unanimously.

Reprise of prior cases followed:

Ms. Fowler reprised the project at 1127 G Street NE was for Commissioner. The motion to support was made, passed unanimously.

Ms. Missy Boyette re-joined the meeting, 216 11th Street NE project was reprised/summarized for Commissioner Chatterjee's consideration. Motion to support was made, passed unanimously.

Adjourned at 7:46 pm.