

MINUTES
ANC 6A EDZ Committee Meeting
WebEx Meeting
Wednesday, April 15, 2020 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Missy Boyette, Jake Joyce, Nick Alberti, Mike Cushman.
Commissioners: Mike Soderman, Stephanie Zimny, Brian Alcorn.

Brad Greenfield chaired the meeting.

Community Comment

None.

Previously Heard Cases

None.

Old Business

Brad Greenfield reviewed the previously heard cases.

New Business

1. 909 and 911 I Street, NE (BZA Number BZA-TMP1070): Application pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under the residential conversion requirements of Subtitle U § 320.2, for a special exception under the penthouse height requirements of Subtitle C § 1500.1, and to permit a trellis that does not conform with the side building wall setbacks required pursuant to C-1502.1(C)(1), to construct two three-story buildings with penthouses in the RF-1 Zone.

The project was presented by Ricardo Hendri, the architect for the building. Mr. Hendri noted that the project was within the 60% lot occupancy allowed. They are seeking a special exception to have a penthouse on the roof so that they can enclose the staircase to the roof deck.

Mr. Hendri presented the elevations and plans for the project. He also went through the existing solar study, which showed minimal impact on the neighboring properties. The owners had already reached out to the neighbors, and they had a number of letters of support from neighbors.

Mr. Greenfield asked if the trellis was part of the special exception. Mr. Ricardo said that he is having a conversation with zoning, and they may not need the special exception for the penthouse. He said that he believes a penthouse is allowed if it is only housing the staircase to the roof. Mr. Hendri said that the deck will take up the entire roof space. He said that there will be a rail around the roof deck at a parapet height, 36 inches. The trellis is pretty much for shading of people on the roof. Mr. Hendri also noted that the solar panels are not sitting on the trellis, but are on the roof proper.

Mr. Hendri said that the plan is compliant with setback requirements. The trellis is not compliant with the 1 to 1 requirement of the zoning regulations.

Mr. Greenfield asked why the property was going to be allowed to build a deck all the way up to the edge of the building. Mr. Hendri said that they were allowed because they had a parapet wall all the way around the building.

Mr. Alberti asked how large the storage area on the roof was. Mr. Hendri said that they were permitted to have 30 square feet of storage.

Mr. Greenfield asked if there were going to be off-street parking for each of the units. Mr. Hendri said that they were exempt from the off-street parking requirements.

The owners of the property said that they have seven letters of support from neighbors. They had spoken with another four neighbors who were not opposed to the project but did not want to sign a letter of support. They got letters from all of the neighbors on I Street NE. The neighbors who have not signed letters are on 9th Street NE.

Mr. Greenfield noted that, with the roof deck, the residents of the property would be able to look into the rear yards of some of the properties.

Mr. Alberti asked about the shadow impacts on neighboring properties. One property in particular will be impacted by shadows. The properties on 9th Street have windows on the back of their houses, so they will be looking out on the building.

Ms. Boyette asked Mr. Hendri to talk about the set back of the penthouse. Mr. Hendri said the one to one setback is maintained on the sides, but not the back of the deck. Mr. Hendri noted that the owners wanted to have solar panels on the roof to make the building greener.

The current plan had the mechanical equipment on the roof, in an area with slats covering it. This is the storage area.

Ms. Boyette asked how the roof would drain, particularly with the parapet wall. Mr. Hendri said that there was going to be an internal drain.

Ms. Boyette asked what material would be on the building. Mr. Hendri said that they were planning on using siding,

Mr. Greenfield made a motion that the Committee recommend the ANC support the request for relief, on condition that the applicants make best efforts to get letters of support from 823, 825 and 827 9th Street. Commissioner Zimny seconded the motion.

Mr. Cushman said that he had problems with the height of the roof deck, particularly with the solar panels. Mr. Cushman also had issues with the process that was followed, with the property not having a proper BZA number, and the materials not being distributed well in advance. Mr. Greenfield noted that BZA had issued a temporary BZA number before, and it had more to do with BZA systems than the applicant. Mr. Greenfield also noted that this project was presented to the Committee two months prior as an informational session.

Mr. Alberti noted that he thought there was too many components going onto the roof with the solar panels, roof deck and the trellis. He also felt strongly about the property

being extended 18 feet at the rear. Ms. Boyette also objected to the trellises, and wanted to see the trellises eliminated and the roof deck shrunk.

Mr. Greenfield asked if the owners would be willing to shrink the roof deck. Ms. Raynor said that they would be willing to if necessary.

Ms. Boyette made a friendly amendment to move the solar panels to the back of the roof, to remove the trellises, that the rear of the roof deck be made inaccessible, and the side balconies be eliminated. Mr. Greenfield accepted the friendly amendment.

The amended motion passed 6-1-1.

2. 429 18th Place, NE: Informational session about a Planned Unit Development (PUD) being considered at 429 18th Place, NE.

The applicant did not attend the meeting, so this matter was not discussed.

The meeting adjourned at 8:19 pm.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, May 20, 2020
7:00-9:00 pm**

WebEx meeting information to be posted at [ANC6a.org/Community Calendar](http://ANC6a.org/Community_Calendar).