

Minutes
ANC 6A Economic Development & Zoning Committee
7:00-9:00 pm, Wednesday, April 17, 2024
Virtual Meeting via Zoom

Attending: Joal Mendonza (committee co-chair), Ayisha Lockett, Zaid Demian, Becca Buthe

1. Community Comments - no comments

2. Resolution of previously heard BZA/HPRB cases

Three prior cases where the committee recommended and ANC6A recommended went before the BZA and were approved.

Addresses are:

- 808 I Street, NE (BZA #21084): To construct a third story and rear addition to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone.
- 257 Warren Street, NE (BZA #21085): To construct two new, attached, three-story with basements, principal dwelling units in the RF-1 zone.
- 1432 F Street, NE (BZA #21071): To construct a two-story rear addition to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone.

3. Old Business - none

4. New Business

430 10th Street NE (BZA #21131): To construct a rear addition to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone.

Applicant is seeking a special exception The lot occupancy requirements of Subtitle E § 210.1 pursuant to Subtitle E § 5201.1 and Subtitle X § 901.2.

Mr. Brigham of Landis Architects presented for the applicant.

The Applicant intends to construct a “mud room” addition to the rear of the dwelling and add a second story to the garage. This is a single-family home and they are seeking extra space predominantly to be used for storage.

This is a 15 foot lot, single-family home, they seek to add a new “mud room” to the rear of the house and add a story over the existing garage.

They have worked with HPO to keep the design in agreement with the architecture of the neighborhood and will go to an HPRB hearing later. They have spread the word in the neighborhood (left leaflets in mailboxes) and reached out to the neighbor across the alley with 11x17 version of the plans which included a shadow study as well. They have letters of support from adjacent neighbors. The church has not responded.

Lot occupancy will exceed the 60% by right but the additional footprint of the mudroom is relatively small. Neighbor privacy concerns are addressed by keeping window looking towards neighbors at head height both in the mudroom and the garage addition’s view toward the alley. The mudroom door looking towards the garage will be glazed and will look out onto the applicant’s back yard.

There are full height windows facing the rear yard and house in the garage addition.

The garage addition will be 17 feet 5 inches from the backyard elevation on the house side and will be 19.25 feet high on the alley.

There were no community questions.

Joal Mendonza made the motion that ANC 6A send a letter of support to the BZA for a request for a Special Exception pursuant to Subtitle E § 5201.1 and Subtitle X § 901.2 from the lot occupancy requirements of Subtitle E § 210.1 to construct a rear addition to an existing, attached, two-story with basement, principal dwelling unit at 430 10th Street NE (BZA #21131) in the RF-1 zone. Ayisha Lockett seconded. Unanimous approval - the issue goes to the consent agenda.

Meeting adjourned at 7:20 pm.

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