

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

Present:

Members: Brad Greenfield (Chair), Missy Boyette<sup>1</sup>, Nick Alberti, Mike Cushman, Tim Drake  
Commissioners: 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. 229 14<sup>th</sup> Street, NE (BZA Case 20301): Application pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle E § 205.5 and 5201 from the rear addition requirements of Subtitle E § 205.4, to construct a two-story rear addition to an existing attached principal dwelling unit in the RF-1 Zone.

The project was presented by Joe Boyette, the architect for the project. Mr. Boyette stated that the relief sought was for the 10-foot rule - that the addition would extend more than 10 feet past neighboring buildings. This relief request would provide for an additional 200 square feet of living space. Mr. Boyette reported that all other zoning requirements were being complied with, and that the addition would take the house to 60% lot occupancy.

The addition will be 16 feet off of the existing rear wall. Mr. Boyette said that the additional 6 feet is necessary to make the interior space usable for the family room and bedroom. There is no basement in the home, so this extra space is required for the family of five.

The existing dog leg is being maintained. The addition will have high windows, supporting privacy both for the residents and the neighbors. -The windows were 4 1/2 feet high. Mr. Cushman noted that the windows were still looking down on the neighbor's yards.

The addition will have a hardy plank treatment with a 4-inch exposure. Mr. Greenfield noted that this is a significant difference from the rest of the building. Mr. Boyette replied that brick would not be viable for the addition because of width limitations. Mr. Greenfield asked if there were other houses in that block that had siding on their

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<sup>1</sup> While Missy Boyette was present, she recused herself from voting as she represented the applicant in their request for relief.

additions, as viewed from the alley. Mr. Boyette reported that there were other buildings with additions as viewed from the alley, and that they had vinyl and hardy siding.

Mr. Cushman asked how many buildings in the neighborhood had pop-backs. Mr. Boyette clarified terminology, saying that this is a 2-story addition, not a pop-back. There is one building on the block that extends a similar distance back, but it is a church.

Mr. Boyette noted that the only relief being sought was for the 10-foot rule - this rule was implemented to prevent developers from pushing far back from neighbors, but would allow homeowners to do it. Mr. Greenfield noted that the 10-foot rule only went into effect about 18 months ago.

Nick Alberti asked to look at the shadow study for the project. Mr. Alberti noted that the shadow study showed that there would be some shadows encroaching on the neighbor's yard because of the addition. Mr. Boyette reported that a 10-foot addition (by right) would put the neighbor's house in shadow on March 15, and that the additional 6 feet would put the yard in shadow as well. Mr. Cushman noted that the yard was not shown on the shadow study, and this was confusing. Mr. Drake noted that he looked at the Google satellite view, and that there was a tree existing on this yard that would cause shadows in the yard anyway.

Mr. Drake asked if there are letters of support for the project. Mr. Wartman (the homeowner) reported that he has a letter of support from the neighbor at 227 14<sup>th</sup> Street NE. He said that he has had discussions with the neighbor at 231 14<sup>th</sup> Street NE, who has moved recently. The neighbor at 231 has not raised any objections, but has not provided a letter of support at this time. Mr. Drake asked if there had been any discussions with the neighbor at 233. Mr. Boyette said that they had not had discussions, but they could.

Mr. Greenfield made a motion that the EDZ recommend the full ANC support the relief request, on condition that the applicant make best efforts to get a letter of support from 233 and 231 14<sup>th</sup> Street NE. Mr. Drake seconded the motion.

There was an extended discussion during the roll call vote. Mr. Cushman noted his objections to the project based on this being the first house on the block to extend back this far. The motion did not pass, with two votes for the motion, two against the motion and two abstentions.

Mr. Greenfield reviewed options for the homeowner, including going directly to the ANC. The homeowner agreed to have the request tabled and considered at the next EDZ meeting and will attempt to get additional letters of support. Mr. Greenfield tabled the motion.

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

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

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, June 17, 2020, 7:00-9:00 pm**  
WebEx information to be posted on ANC6A Website