

Minutes
ANC 6A Economic Development & Zoning Committee
7:00 pm, May 15, 2024
Virtual Meeting via Zoom

Attending:

Joal Mendonsa (Co-Chair)

Ayisha Lockett and Becca Buthe (Committee Members)

7:00 pm Welcome/Introductions

7:01 pm Resolution of previously heard BZA/HPRB cases

Old Business

None

New Business

- 1. 235 10th Street NE (HPA #24-274): To construct a two-story with cellar, rear addition, to an existing, attached, three-story, principal dwelling unit in the RF-1 zone.**

Ms. Jennifer Fowler, architect for the applicant, presented the proposed project.

The proposal is to construct a two-story rear addition replacing the old addition which has an 8ft depth with the new addition with a 16 feet depth. The proposal also includes the addition of a front cellar entrance and removing the brick staircase and replacing it with a metal staircase and railing to accommodate the cellar entrance. The proposal calls for increasing the lot occupancy to 67% which is above the matter of right 60%, but within the “special exception” limit of 70%.

Today’s business was specifically to approve the project for the Historic Preservation Review Board. Ms. Fowler presented the materials and discussed the existing pattern of various building depths along the block and the challenge inherent to the steep staircase which is existing.

There are letters of support from neighbors on either side of the single family unit. Committee members discussed the front entrance changes and looked at other entrances along the street. Ms. Fowler explained the challenge involved with the cellar entry given the inability to cut the front yard to a lower grade. Given the raised front yard and the bay window configuration, there are limited configurations to enter the cellar. Committee member Ayisha Lockett asked about the code waiver involved with the request. Ms. Lockett discussed the need for a waiver for the landing space and the process for obtaining permission for this as part of the permitting process. The request in front of the committee was only in regards to the Historic Preservation request, not the code waiver which will happen with the code permitting process.

No further questions were brought.

Committee member Becca Buthe made a motion to approve the request, Co-Chair Joal Mendonsa seconded, and all voted in favor.

The meeting was adjourned at 7:30 pm.