

MINUTES
ANC 6A Economic Development & Zoning Space Committee Meeting
Virtual Meeting via WebEx
Wednesday, June 17, 2020 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Missy Boyette, Jake Joyce, Nick Alberti, Mike Cushman, Tim Drake

Commissioners: Amber Gove, Mike Soderman

Brad Greenfield chaired the meeting. While Missy Boyette was present, she recuse herself from participating in BZA 20301 since she was the architect on the project.

Community Comment

None.

Previously Heard Cases

None.

Old Business

1. 229 14th 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.

Brad Greenfield stated that this case was discussed in May 2020; the EDZ Committee was not able to reach a recommendation so it was being discussed at this meeting. The Committee asked Missy Boyette to review the shadow study. Ms. Boyette stated that they were able to do a shadow study that shows the trees in the back yard. Ms. Boyette went through the different scenarios in the shade study. The shade study compared the current house state, the impact of a by-right 10-foot extension and the impact of the requested 16-foot extension. Ms. Boyette stated that while the extra 6-foot extension had some impact, it was only during certain times of the year, and was not significantly more than the impact of the 10-foot extension.

Commissioner Gove asked about precedents both in ANC6A, the neighborhood and Capitol Hill in general for this type of relief. Mr. Greenfield said that he thought there were only limited precedents for ANC6A, but there were some. Mr. Cushman said that he knew of one case, at 1362 East Capitol Street. This was his neighbor and he was directly impacted by it. However, in this cited case, it was not the first addition like this on his block. In the case of 229 14th Street, it is the first property that is extending this far. Mr. Cushman acknowledged that the rule, as it is written right now, penalizes the first person on a block to seek this relief. Ms. Boyette noted that BZA had approved similar special exception relief for 225 Tennessee Avenue , 1108 5th Street, and 1819 D Street in Northeast.

Mr. Cushman asked about the idea of filling in the dog leg versus seeking the extension beyond the allowed 10 feet. Mr. Drake stated that he appreciates the concern about the impact on the neighborhood but that since he has not heard any concerns expressed from

neighbors of the project, he would continue to support the relief request, which was his position the previous month. Mr. Greenfield agreed with Mr. Drake, that the lack of opposition from neighbors and letters of support.

Mr. Cushman recommended that EDZ (and the ANC) not have a position on the project. Mr. Greenfield disagreed with this recommendation, that the role of the EDZ is to advise the ANC, and that the Committee had never made a recommendation to the ANC not to have an opinion on a project. Commissioners Soderman and Gove agreed with Mr. Greenfield that he felt that the ANC should voice an opinion, and look to the EDZ to provide opinion and expertise.

Mr. Drake asked about the letters of support that have been submitted. The project has letters of support from two neighbors directly impacted by the project. No neighbor has voiced opposition. One direct neighbor has been contacted, but has not voiced an opinion. The owners reported that this neighbor lives in Atlanta and the property is currently rental. Mr. Greenfield stated that the ANC would welcome a letter of support from renters. Commissioner Gove noted that she reached out to the neighbor to the north, who is a former ANC 6A commissioner to see if he had any opposition. She had not gotten a response yet.

Mr. Joyce asked how much farther back the addition would be from the other properties in the neighborhood. Ms. Boyette responded that it was difficult to say exactly since they had not measured the other properties; the addition would go farther back than other properties. Mr. Cushman reported that he did a walk-through of the alley and that it would appear to be farther back than neighbors. The owners stated that they believed it would at least be a few feet farther back than any of their neighbors. Mr. Joyce noted that views and site-lines are not protected by zoning protections.

Mr. Greenfield stated that, in May 2020, he voted to support the project and he had not heard anything to change his mind. He felt this is a relatively small relief request and there was no opposition from neighbors. Commissioner Gove noted that with the precedent that had already been set, and the lack of opposition, she supported the request.

Mr. Greenfield made a motion that the EDZ recommend ANC 6A support the relief request with no conditions. Mr. Drake seconded the motion. The motion passed 5-2.

2. 909 and 911 I Street, NE (BZA Case 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 C1502.1(C)(1), to construct two three-story buildings with penthouses in the RF-1 Zone.

This matter was not considered.

New Business

3. 128 12th Street, NE (BZA Case #20310): Application pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle E § 5201 from the lot occupancy

requirements of Subtitle E § 304.1, to construct a one-story rear addition to an existing attached flat in the RF-1 Zone.

This matter was not considered.

4. 308 11th Street, NE (BZA Case #Pending): Application for a special exceptions under Subtitle G § 409 and 1200 from the lot occupancy requirements of Subtitle G § 404.1, 2 to construct a new third floor addition and roof deck over an existing house, and a new second floor addition above an existing garage in the RF-1 Zone.

This matter was not considered.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, July 15, 2020
7:00-9:00 pm
WebEx information to be posted on ANC 6A Website**