

MINUTES
ANC 6A Economic Development & Zoning Space Committee Meeting
Virtual Meeting via WebEx
Wednesday, June 16, 2021 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Michael Cushman, Sam DeLuca, Jake Joyce, Dan MacPheeters

Commissioners:

Brad Greenfield chaired the meeting.

Community Comment

None.

Previously Heard Cases

None.

Old Business

Discussion of the standard and approaches to be used for reviewing special exception requests to Subtitle E § 205.4 and 205.5 that governs the building of a rear wall that extends more more than ten feet past an adjoining property.

This item was tabled after a brief discussion.

New Business

1. 1226 Duncan Pl NE (BZA #20514): Application pursuant to Subtitle E § 205.5, Subtitle E § 5201 and Subtitle X § 901.2 for a special exception from the lot occupancy restrictions of Subtitle E § 304.1, the minimum rear yard requirements of Subtitle E § 306.1, and the rear addition restrictions of Subtitle E § 205.4 to raze an existing rear addition and construct a new, two-story, rear addition to an existing, attached, two-story principal dwelling unit in the RF-1 Zone.

This item was heard first in the meeting. Lacy Brittingham, the architect for the project, presented the project. The house currently has a single story addition that will be demolished, and a new two-story addition will be added. Ms. Brittingham noted that the neighborhood has a lot of additions and changes to the rear of houses, so the addition is within the nature of the neighborhood.

Mr. Greenfield asked if they were keeping the existing dogleg. Ms. Brittingham confirmed that they are keeping the dogleg.

Ms. Brittingham stated that the project has letters of support from eight neighbors, including 1224, 1228 (the immediately adjacent neighbors), 1218, 1221, 1222, 1230 and 1234 Duncan Place. Additionally, there is a letter of support from 1228 E Street. The owner reached out to 1219 Duncan Place repeatedly, but never got an answer at the door.

Mr. DeLuca asked if the existing tree at 1228 Duncan Place will interfere with construction. Ms. Brittingham stated that she did not think the tree will impact construction, but that she would have to talk to the owners specifically about that. Mr. DeLuca asked about the side windows on the addition, and how they align with existing windows in the neighboring buildings. Mr. Cushman asked if there was a second floor deck at the neighbors that could be seen from the windows. Ms. Brittingham stated there was. Mr. Greenfield noted that 1228 (the house with the deck) had signed a letter of support.

Mr Cushman noted that the second floor bedroom window will be 3 1/2 feet from the neighbor's deck and will look directly into that space. The media room on the first floor will be 3 1/2 feet from the neighbors' property line and is set up to look over the fence and into the neighbors back yard. Mr. Cushman stated his opinion that a common architectural technique to minimize the privacy concerns is to raise the window height above eye level in situations where a direct view into the neighbor's property is being added where previously no direct view was present. 'Mr. Cushman stated that, "Good fences make good neighbors". Ms. Brittingham noted that typically living in rowhouses requires close communication with neighbors, and raising any privacy concerns directly. She said that there was no discussion about removing or altering the windows, and the neighbor did not express any privacy concerns.

Mr. Greenfield noted that lot occupancy was being increased to exactly 70%; any larger and the request would change from a special exception to a variance. He asked how much confidence Ms. Brittingham had in the measurements. Ms. Brittingham said she was confident and that a wall check will confirm the site measurements. If there is any discrepancy, the plans will be changed to bring lot occupancy down to 70% so it will be a special exception.

Mr. Greenfield asked if there was a shadow study. Ms. Brittingham said that there was no shadow study.

Mr. Greenfield made a motion that ANC6A support the request for special exception relief. Mr. Cushman seconded the motion. The motion passed unanimously, 5-0.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, July 21, 2021
7:00-9:00 pm
Zoom access information to be posted on ANC6A Website**