

MINUTES
ANC 6A Economic Development & Zoning Space Committee Meeting
Virtual Meeting via WebEx
Wednesday, July 21, 2021 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Sam DeLuca, Jake Joyce
Commissioners: Brian Alcorn, Robb Dooling, Mike Soderman

Brad Greenfield chaired the meeting.

Community Comment

Mr. Greenfield noted that Ms. Roberta Shapiro was attending the meeting as a community member, and that she will be nominated to join the EDZ committee.

Previously Heard Cases

None.

Old Business

None

New Business

1. 1300 I Street, NE (BZA Case #20436A): Modification of Consequence pursuant to Y § 703, to previously approved plans (BZA Case #20436) to add a penthouse enclosure, including a staircase, and roof deck. Hearing scheduled for 10/06/2021.

Martin Sullivan and Mr. Ryan Amons presented the project. Mr. Greenfield noted that this project came before the EDZ several months ago, seeking zoning relief, and now they were seeking a modification of consequence so they could add a roof deck and a penthouse structure hold the stairs leading up to the roof deck.

Mr. Sullivan noted that the penthouse will be an ancillary structure to the roof deck, a little larger than the stairs. He also noted that the railing for the roof deck will be significantly set back from the edge of the building.

Mr. Amons said that there are other roof decks in the area, many of which are visible from the street. He shows a picture of one at 900 13th Street that is directly across the street from the project.

Mr. Greenfield asked if the roof deck would be visible both from I Street and from 13th Street. Mr. Amons said that it would not be very visible from I Street, but may be visible from 13th Street.

Mr. Greenfield asked about the neighbor on I Street, noting that they have no windows facing the property. Mr. Amons confirmed that there were no windows. Mr. Greenfield asked if there had been any conversation with that neighbor about the modification. Mr. Amons said that the neighbors had been notified via mail, and had not received a response.

Mr. Greenfield noted that the treatment on the building itself is going to be brick, and the drawings had the penthouse structure with siding. Mr. Amons said that it is hardy board, but that is something that can be discussed. Commissioner Mike Soderman noted that the flow of the building would be better if it had the same treatment consistently.

Committee Member Sam DeLuca asked if people on the roof deck would be able to look down on neighbors' windows or yards. Mr. Amons said that the deck is set so far back that people would not be able to look down into neighboring yards and windows.

Mr. Greenfield asked if the roof deck encircled the penthouse. Mr. Amons stated that it did extend on both sides from the penthouse.

Commissioner Soderman asked if there was any negative impact on the air and light on the neighbors. Mr. Sullivan said that there would not be a negative impact from the penthouse, and the building itself has already been approved by the BZA.

Commissioner Robb Dooling asked if they were sure there was no way to look into neighboring backyards from the roof deck. Mr. Sullivan noted that the railing was six feet away from the edge of the roof on one side, and five foot nine inches on the other. Mr. Greenfield noted that the neighbor on Florida Avenue is set back from the street, and it is possible to see into their backyard from the street, so there is less of an expectation of privacy.

Mr. Greenfield moved that ANC 6A support the request for relief, with the caveat that the developer make best efforts to get letters of support from the neighbors on I Street and Florida Avenue, and that the developer change the treatment on the penthouse structure to match and flow with the rest of the building. Mr. Joyce seconded the motion. The motion passed unanimously, 6-0.

2. 810 C Street, NE (HPA 21-416): Historic review of a project for the renovation and a 10 foot addition, add third story to two-story building, and reconfigure façade's windows and door openings to an existing two-unit row house with conversion to a single family row house in the Historic District.

Ryan Amons from Schmidt Development presented the project. They are proposing the renovation and rear addition to an existing two-story structure, with conversion to a single family use. Scope will include demolition of the front facade and interior walls, with the exception of party walls. There will be a new brick facade, complete with a new bay, corbels, cornices and one-over-one windows. The new structure will be two stories and a basement, matching the buildings next door.

Commissioner Soderman asked Mr. Amons to run through the plans, in case there were community members who had not seen them before. The existing building is a two-story building built in the 1950s. The new building will be adding a basement, with two stories above grade. Mr. Greenfield asked what kind of windows will be added to the front. Mr. Amons replied that they will be one-over-one wood framed windows. Mr. Greenfield asked if the front stairs would be metal. Mr. Amons replied that they would be an iron staircase. Commissioner Soderman asked if the facade treatment would be brick. Mr. Amons said that it will be a brick facade, including the facade visible from the street. Mr. Amons said that most likely the brick will be painted.

Mr. Greenfield asked if there was an alley behind the building. Mr. Amons confirmed there is. Mr. Greenfield asked if the rear and sides will have siding, and Mr. Amons confirmed there would be siding. Mr. Greenfield asked if the neighbors have siding. Mr. DeLuca stated that he walked behind the house, and one of the neighbors has brick, and the other has siding. Mr. Greenfield asked if the dogleg will be maintained. Mr. Amons said that the dogleg will be removed, with the rear of the house being extended all the way to the neighboring building line.

Mr. Greenfield asked if there was any zoning relief being sought, or if this was just historic review. Mr. Amons said it was just historic review. Mr. Greenfield asked if they had discussed the project with neighbors on either side. Mr. Amons said that he notified them by certified mail, and attempted to call one of the neighbors, but hasn't been able to get hold of them. He said he had not spoken to either neighbor directly. Commissioner Soderman said that sending letters was good due diligence, but did not rise to the level of communication that the ANC requests.

Mr. Greenfield asked if one of the neighbors was a duplex. Mr. Amons said that it was, and that he had spoken with one of the renters, but that the owner has a New York address and he has not been able to get hold of them. Mr. Greenfield noted that ANC 6A does accept letters of support from renters.

Commissioner Soderman asked if there were going to be two separate units. Mr. Amons said that this building would be a single family dwelling, with a single meter and no Certificate of Occupancy.

Mr. Peter Lawson, the renter next door, spoke and noted that he and his neighbor work from home because of COVID, and stated that this project would be very disruptive, and that because of that, he would be very opposed to the project. Mr. Greenfield asked if this was because of the construction. Mr. Lawson also noted that a dogwood tree that is going to be removed is partially on their property, and that is the only shade tree in the backyard. Mr. Amons confirmed that the plan was to remove the tree. He said that they will have a survey and it is mostly on the property of 810 C Street NE. Mr. Amons said that nothing will be done with the tree before he has a conversation with the property owner about it. Mr. Greenfield encouraged Mr. Amons to have a conversation with Mr. Lawson and try to come up with a compromise about the shade tree, and his construction concerns.

Commissioner Soderman noted that he sympathizes with concerns about the disruption that will occur for Mr. Lawson from construction. However, there are clear guidelines from DCRA on construction. He also noted that construction is a temporary disruption, and often the noise is not as bad as they think it is. Mr. Greenfield encouraged Mr. Amons to work with Mr. Lawson to try to schedule noisy demolition work on days and times when it would be least disruptive, and provide ample notification of those activities. Mr. Greenfield also noted that there will be a project manager, and that direct communication with that person will be the best way to resolve any construction issues or disruptions.

Commissioner Soderman asked if Mr. Amons had followed up with the Capitol Hill Restoration Society (CHRS) regarding the windows that will be used. Mr. Amons said that

he had not yet. Commissioner Soderman encouraged him to follow up and provide the information that CHRS has requested.

Mr. Greenfield made a motion that the ANC support the request, with the caveat that the developer make best efforts to get letters of support from the owners or occupants of adjacent properties at 812 C Street, NE and 805 C Street, NE. Commissioner Soderman seconded the motion. The motion passed unanimously, 6-0.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, September 15, 2021
7:00-9:00 pm
Zoom information to be posted on ANC 6A Website**