

**Report of the Economic Development and Zoning (ED&Z) Committee of the Advisory  
Neighborhood Commission (ANC) 6A  
Sherwood Recreation Center, 640 Tenth (10th) Street NE  
September 20, 2017**

Present:

Members: Brad Greenfield (Chair) and Missy Boyette

Commissioners: none

Brad Greenfield chaired the meeting.

**Community Comment**

None.

**Previously Heard Cases**

1. 1632 East Capitol Street, 1203 D Street and 237 Warren Street NE projects were all approved.
2. 1511 A Street NE is still being fought by the community. DCRA has told the developer that the permit is not valid, and the developer is appealing this. BZA voted 2-2 and will hear the case again in a few weeks.

**Old Business**

None.

**New Business**

1. **619 Eleventh (11<sup>th</sup>) Street NE (BZA #19597):** Applicant seeks an area variance from minimum alley width requirements of Subtitle C Section 303.3, to subdivide the existing tax lot into two record lots and construct two one-family dwellings in the RF-1 Zone.

**629-635 Eleventh (11<sup>th</sup>) Street NE (BZA #19598):** Applicant seeks an area variance from minimum alley width and minimum lot area requirements of Subtitle C Section 303.3 to subdivide the existing tax lot into two record lots and construct two one-family dwellings in the RF-1 Zone.

Both cases noted above were addressed at the same time, since the applicant for both is the same person, and the projects are similar.

The owner, John Sanford, and the architect, Jennifer Fowler, presented the projects.

Mr. Sanford has lived at 637 Eleventh (11<sup>th</sup>) Street NE for over thirty (30) years, during which time he also purchased adjacent properties, including garages on the alley. He has met with neighbors and provided support letters as well as attendance lists for people who attended the meetings. Some neighbors provided input, specifically regarding privacy, which has been incorporated into the revised drawings.

Mr. Sanford explained that the north lots (629-635) and the south lots (619) are tax lots that will be developed to create two (2) single-family dwellings on the north and two (2) single-family dwellings on the south. The existing garages/storage sheds will be razed. Applicants explained that there are some dense buildings on this block facing Twelfth (12<sup>th</sup>) Street. The south lot is 3,777 square feet of land area and will be subdivided so that each parcel will be over the required minimum of 1,800 square feet, so the only

relief requested is for an area variance from the minimum alley width required; twenty-four feet (24') is required; twenty feet (20') will be provided. On the north lot, the minimum alley width variance request will be the same. In addition, the request will be for minimum lot area, as the subdivided lots will each be less than 1,800 square feet. Applicants described that the alley dwellings on the north lot comply with height and that the west lot provides one (1) parking space while the east lot provides two (2) parking spaces (one required for each). On the south lot, each lot will provide two parking spaces per dwelling unit.

Other features of the design and planning were discussed. The applicant will maintain access with easements (existing easements) for each lot. There will be a roof deck on each dwelling, with parapet walls on 3 sides and a three-foot (3') setback with an open railing on the fourth (4<sup>th</sup>) side. Applicant stated that neighbors have noted some concerns about trash and construction which are being addressed. Chairman Brad Greenfield asked for copies of letters for the applicant to provide with the recommendation to the ANC.

Committee member Missy Boyette asked about the age of the existing garages. The owner stated that they were built around 1905. Mr. Greenfield asked if there are any concerns about shadows created by the new buildings. Jennifer Fowler responded that there is a buffer of the easement at the west side of the lots, so she does not anticipate significant effects. Ms. Fowler explained that she will prepare a 3-D model to help the neighbors understand the volumes. Mr. Greenfield asked about access to the new parking spaces; Ms. Fowler described that the access will not be challenging. Mr. Greenfield asked whether there is a plan to put in lighting; Ms. Fowler responded that there will be lighting.

Ms. Boyette asked about locations for mechanical equipment. Ms. Fowler responded that units will likely be located on grade in the rear yards. Mr. Greenfield asked whether there was a backup plan for the lot sizes at the north lots; Ms. Fowler replied that perhaps that site would only provide a total of one dwelling unit if that were the case. Mr. Greenfield asked about lot occupancy; Ms. Fowler stated that the north lot is 50.5% (west) and 57% (east) and that a lot for an alley dwelling can have up to 90% lot occupancy. She stated that the argument for the size of the north lots is that they are a comparable size to adjacent lots. Mr. Greenfield asked about the condition of the alley; the applicant responded that it is in good condition and is concrete. Mr. Sanford explained that a twenty-foot (20') wide alley is adequate to pull into a parking space.

Mr. Greenfield made a motion for the two separate projects. He moved to recommend that the ANC write a letter to the BZA in support of the requested variance for 619 Eleventh (11<sup>th</sup>) St NE with the caveat that requests from neighbors be formally accepted, that the applicant provide sun/shadow studies, and that the applicant obtain signed letters of non-objection from 635, 629, 623, 621 and 619 Eleventh (11<sup>th</sup>) St NE (best efforts). The same motion was made for 629-635 11<sup>th</sup> St NE. Motion was seconded. Motion was approved 2:0.

Ms. Fowler stated that they sent out a flier for meeting advertisement last week.

2. **226 Twelfth (12<sup>th</sup>) Place NE (HPO):** Applicant was not present.

3. **133 Thirteenth (13<sup>th</sup>) Street NE (HPA 17-580):** Applicant consisted of Chris Snowber (architect) and David Hensley and Karen Stinton (owners). Owners recently purchased the home at 133 Thirteenth (13<sup>th</sup>) Street NE and stated that they are hoping to stay there a long time. They want to expand the square footage without expanding the back of the building, so the plan is to fill in the dogleg at the first (1<sup>st</sup>) floor and the second (2<sup>nd</sup>) floor (no basement level). Applicant stated that the back of the house is very slightly visible from the alley. The applicant has letters of support from their two adjacent neighbors.

Ms. Boyette inquired as to whether the single slope of the existing roof will remain; Mr. Snowber stated yes. Mr. Snowber added that Gabriela Gutowski at the Historic Preservation Office is supportive of the proposed project. Mr. Greenfield asked if there are other nearby houses where the dogleg has been filled in; Mr. Snowber stated that there are not. Mr. Greenfield asked whether the rear deck would be removed and rebuilt; the owner replied that it will be removed and reassembled, as it was recently constructed and they hope to keep it.

Brad Greenfield made a motion to recommend that the ANC write a letter to the BZA in support of the proposed project at 133 Thirteenth (13<sup>th</sup>) Street, NE. Motion was seconded. Motion was approved 2:0.

Brad Greenfield stated that since the HPRB meeting set for September 28, 2017, he will let the ANC 6A Chairman know that there was no quorum for today's Committee meeting, and will send informal communication directly to HPRB to let them know of the Committee's support since the HPRB meeting is before the next full ANC meeting on October 12, 2017.

#### **New Business**

None.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, October 18, 2017  
7:00 -9:00 pm  
640 10th Street NE  
Sherwood Recreation Center, 2<sup>nd</sup> Floor**