

MINUTES
ANC 6A Economic Development & Zoning Space Committee Meeting
Virtual Meeting via Zoom
Wednesday, September 15, 2021 at 7:00 pm

Present:

Members: Jake Joyce (Acting Chair), Mike Cushman, Sam DeLuca, Dan MacPheeters

Jake Joyce chaired the meeting.

Community Comment

None

Previously Heard Cases

None.

Old Business

None

New Business

1. 248 10th Street, NE (BZA Case #20530): Request pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the rear yard requirements of Subtitle E § 306.1 to construct a two-story rear addition to an existing, attached, principal dwelling unit. Hearing scheduled for 10/20/2021.

Jennifer Fowler presented the project, representing Gayle Munro, the homeowner. Ms. Fowler noted that both of the adjacent properties have expanded out the back. The only relief that is being sought was because the rear yard was smaller than is allowed under zoning regulations. An existing shed will be removed. The house is shifted back from the front property line five feet, six inches (5'6"). This pushes everything back, and is part of the reason that the relief is needed.

Because the project is to expand to meet the rear walls of the adjacent neighbors, there is only one facade exposed. The addition has double-hung windows and Hardie paneling.

Ms. Fowler said that they had already received staff sign off from Historic Preservation, and they have letters of support from both adjacent neighbors.

Mr. Joyce asked about the building directly behind 248 10th Street (identified as 919 C Street NE). Ms. Fowler said that it was just the side of the neighboring building, but it continues past the property line. Ms. Munro noted that it is a public alley, and 919 C has a window from their dining room out to the public alley. Mr. Cushman asked that this be included in future submissions.

Mr. Cushman asked about the treatment of the addition. Ms. Fowler said that it will be Hardie paneling, and noted that there will be fire-rated wood walls built to abut both neighbors. Ms. Fowler said that the addition will be very similar to that of the neighbor at 246 10th Street which is the same size and has Hardie paneling.

Mr. Cushman noted that the existing shed had venting, and asked why that was in place. Ms. Munro said that her hot water heater was in the existing shed, which was why the venting is required.

Mr. Joyce noted that Commissioner Soderman was unable to attend the meeting, but had voiced his support for the project.

Mr. Joyce made and Mr. Cushman seconded the motion that the ANC 6A send a letter of support to BZA for the request, with the caveat that the developer make best efforts to get a letter of support from 919 C Street, NE. The motion passed unanimously 4-0.

Next Scheduled ED&Z Committee Meeting:

Wednesday, October 20, 2021

7:00-9:00 pm

Zoom Webinar information to be posted on ANC 6A Website