

MINUTES
ANC 6A Economic Development & Zoning Committee Meeting
Virtual Meeting via Zoom
Wednesday, September 21, 2022 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Mike Cushman, Roberta Shapiro, Sam DeLuca, Jake Joyce
Commissioners: None

Brad Greenfield chaired the meeting.

Introductions of Committee Members and Commissioners

Community Comment

None

Previously Heard Cases

Mr. Greenfield summarized previously heard cases.

- 647 16th Street NE (BZA Case #20612): BZA agreed to the request for relief, even though ANC 6A was opposed.

Old Business

None

New Business

1. 236 11th Street NE (HPA22-439): Historic review of a plan to fill in a dogleg and add a basement to an existing two story rear addition, while also adding a partial third story to the existing two story addition in the Capitol Hill Historic District. 236 is one of three buildings that all have three stories and a basement in a row (the others are 232 and 234 11th St). *Scheduled for HPRB Hearing on September 29, 2022.*

Mr. Jesse Connell presented the project. He is a long-time resident of Capitol Hill; he had renovated other homes on this block and recently purchased this home from a neighbor to renovate. His plan is to add a basement and fill in the dogleg, and then add a partial third level. The building will not be pushed back any further than it is right now.

Questions from the Committee included whether the dogleg would be filled in on all three levels, whether Mr. Connell has discussed the project with neighbors, whether the addition would be visible from the street, when the ANC posters had been posted, whether the existing garage door would be maintained, what treatment would be used, and whether the current addition (it is actually part of the original structure) would need to be demolished.

Discussion from the Committee focused on the desire to generally maintain doglegs and to ensure proper notification.

Mr. Greenfield moved that the EDZ recommend ANC 6A support the request for historic relief, on condition that the owner make best efforts to get letters of support from the two adjacent neighbors on each side, 232, 234, 238 and 240 11th Street. Roberta Shapiro seconded the motion. The motion passed with a vote of four in favor, and one opposed.

2. 726 11th Street NE (BZA20814): Request for Special Exception zoning relief pursuant to Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2 from the rear addition requirements of Subtitle E § 205.4 to construct a third story addition, and a two-story with cellar rear addition, and convert to a flat, an existing, semi-detached, two-story with cellar, principal dwelling unit in the RF-1 zone. *Scheduled for BZA hearing on 12/07/2022.*

Mr. Martin Sullivan presented the project. The addition will go two (2) feet past the neighbor's property. However, the Zoning Administrator recently changed their view of the rear wall standard so that it goes floor by floor and the addition will be more than ten (10) feet past the neighboring property on the second floor. Mr. Sullivan reviewed the shadow study. There will be no shadow impact on the neighboring property. Mr. Sullivan and the owner said that they had reviewed the project with the neighbor, who are supportive, but had not signed a letter of support.

Questions from the Committee included how the new interpretation of the ten (10) foot rule worked and what the treatment on the addition will be.

Discussion focused on getting the letters of support and posting notification.

Mr. Greenfield moved that the EDZ recommend ANC 6A support the request for relief on condition that the owner make best efforts to get a letter of support from the neighbor at 724 11th Street. Jake Joyce seconded the motion. The motion passed with a vote of four in favor, and one opposed.

3. 813 Massachusetts Avenue NE (HPA22-439): Historic review of a plan to construct a third floor partial addition and roof deck in the Capitol Hill Historic District. *Scheduled for HPRB Hearing in October 2022*

Jennifer Fowler presented the project. The property has frontage on both A Street and Massachusetts Avenue. The property has an unusually angled alignment because it is a through lot. The addition will be on the rear, with a roof deck accessible from the addition. The addition will be visible from the rear, from A Street NE. The stairwell will be brick with the sun room having a significant number of windows. Ms. Fowler reviewed a site line survey. There is a letter of support from 811 Massachusetts Avenue NE. Mr. Dylan Brown, the owner, said that he has talked to neighbors around the home to discuss the project and no one has indicated opposition.

Questions from the Committee included whether the addition will be differentiated from the historic part of the home, whether there were other homes on the block that had third story additions and the visibility from A Street NE.

Mr. Greenfield moved that the EDZ recommend ANC 6A support the request for relief on condition that the owner make best efforts to get letters of support from 807 and 811 A Street NE and 811 and 815 Massachusetts Avenue NE, and that the owner do a site line survey from A Street, similar to the one done from Massachusetts Avenue already (from the perspective of 807 A Street NE). Roberta Shapiro seconded the motion. The motion passed with a vote of four in favor, and one opposed.

4. 1717 E Street NE (BZA20821): Request for Special Exception zoning relief pursuant to Subtitle C § 305 and Subtitle X § 901.2 from the subdivision requirements of Subtitle C § 302.1, special exception zoning relief pursuant to Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2 from the rear addition requirements of Subtitle E § 205.4, area variance zoning relief pursuant

to Subtitle X § 1002 from the building height requirements of Subtitle E § 303.1, area variance zoning relief pursuant to Subtitle X § 1002 from the front setback requirements of Subtitle E § 305.1, area variance zoning relief pursuant to Subtitle X § 1002 from the rear yard requirements of Subtitle E § 306.1, and use variance zoning relief pursuant to Subtitle X § 1002 from the matter-of-right uses of Subtitle U § 301 to construct two new, semi-detached, four-story, 4-unit apartment houses in the RF-1 zone.

The applicant requested the hearing of this project be considered in October 2022. This matter was tabled.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, October 19, 2022
7:00-9:00 pm
Zoom information to be posted on ANC 6A Website**