

**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
Wednesday, October 16, 2019 at 7:00 pm**

Present:

Members: Brad Greenfield (Chair), Missy Boyette, Jake Joyce, Nick Alberti

Commissioners: Amber Gove, Mike Soderman

Brad Greenfield chaired the meeting.

Community Comment

None.

Previously Heard Cases

None.

Old Business

None.

New Business

1355 A Street NE (HPA 19-608): Phil Guire, the owner of the property, presented the project with his architect.

Mr. Guire explained that the proposal is to add a two (2) story addition to the existing home and to construct a new two (2)-story garage/carriage house. He explained that he has recently purchased the home and that it was previously owned by a family who had owned it since the 1940's or 50's. The rear of the home faces south, with a shed at the back of the property. The basement level of the home will be renovated to provide a rental apartment unit, with the rear portion of the basement level connected to the main house. His neighbor at 1353 A Street NE has reviewed the plans and has provided verbal approval of the plans, although there is no signed letter of support.

Chairman Brad Greenfield asked for clarification that the existing shed will be razed and a new structure will be built in its place; Mr. Guire confirmed that fact. Committee member Nick Alberti inquired as to the width of the garage; the Owner stated that it will run the full width of the property which is just over 17 feet. Mr. Greenfield asked whether there is precedent for 2-story garage structures in this alley; Mr. Guire stated that there is one example. Mr. Greenfield also asked about the exterior cladding material for the garage structure; Mr. Guire responded that the structure will be clad in HardiPanel siding. Mr. Greenfield asked whether the proposed work will be visible from a public street; Mr. Guire stated that it will not be visible. Committee member Missy Boyette inquired as to what would happen to the neighbor's existing windows that are located along the party wall; Mr. Guire stated that these windows are located at the side of 1357 A Street NE along the proposed deck and that they will discuss with the Jones family (owners of 1357 A Street NE). Mr. Greenfield inquired as to how Mr. Guire intends to address siding at the side of the Jones' house; the architect stated that they will likely install siding. Mr. Greenfield asked whether the Owner can provide best efforts to get letters of support; Mr. Guire stated that they will

do so. Ms. Boyette inquired as to what is on the opposite side of the alley; Mr. Guire stated that there is a 1-story garage with a loft space.

Commissioner Mike Soderman asked about the means of egress for the basement level apartment unit, as there is only one at the front; Mr. Guire stated that his architect will review, and that they do intend to try to get a separate Certificate of Occupancy for this space. Mr. Nick Alberti asked whether the applicant is intending to extend the basement level at the rear; Mr. Guire stated that yes, this level will be extended with a masonry wall (brick on exterior) that the frame wall with siding will sit on. Committee member Jake Joyce asked whether the front of the house, with the basement access, matches the condition found at the adjacent properties; Mr. Guire stated that it does. The architect explained that they will modify the front window to provide a casement window in lieu of the existing double-hung window, and that the door will be relocated from the middle opening to the side opening.

Ms. Boyette asked whether the roof will have solar panels; Mr. Guire responded yes; that the slope of the new roof at the addition will match the slope of the existing roof. Mr. Joyce asked whether they will have any skylight or mechanical equipment on the roof; Mr. Guire said they will. Ms. Boyette mentioned that skylights cannot be located less than four feet (4') from property line. Ms. Boyette asked about roof drainage; Mr. Guire responded that the garage roof slopes toward the back yard, and that the main house will have a gutter along the back. Mr. Greenfield inquired as to whether the drainage would go into the storm drain. The architect responded that it would drain into the back yard. Ms. Boyette asked whether the back deck is counted in lot occupancy, as it appears it may be four feet (4') above grade; Mr. Guire stated that they will build it so that it is less than four feet (4') above grade. Ms. Boyette inquired about the width of the existing space between the dogleg; Mr. Guire stated that it is nine feet (9'). Commissioner Amber Gove asked if the applicant is allowed to have both egress points for the basement apartment at the front wall of the basement level; Mr. Guire stated that it is up to the Department of Consumer and Regulatory Affairs (DCRA) to determine. One neighbor, Mike Cushman, stated that his one concern is that he does not want the garage structure to have a door off of the alley.

Mr. Greenfield made a motion to recommend that ANC 6A support the application with the caveats that the applicant provide best efforts for letters of support from both adjacent neighbors and from the neighbor directly behind at the alley, and that the design not include a pedestrian door at the alley side of the garage. The motion was seconded by Mr. Joyce. The motion carried 5-0 with Commissioners Gove and Soderman voting.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, November 20, 2019
7:00-9:00 pm
640 10th Street NE
Sherwood Recreation Center, 2nd Floor**