

**MINUTES**  
**ANC 6A Transportation & Public Space Committee Meeting**  
**Capitol Hill Towers, 900 G Street NE**  
**Monday, November 20, 2019 at 7:00 pm**

Present:

Members: Brad Greenfield (Chair), Jake Joyce, Nick Alberti, Michael Cushman

Commissioners: Brian Alcorn

Brad Greenfield chaired the meeting.

**Community Comment**

None.

**Previously Heard Cases**

None.

**Old Business**

None.

**New Business**

1. **803 Maryland Avenue, NE** (BZA 20171): Application for a special exceptions under Subtitle G § 409 and 1200 from the lot occupancy requirements of Subtitle G § 404.1, and under Subtitle G § 1201 from the rear yard requirements of Subtitle G § 405.2 to construct a second floor addition to an existing accessory building to accommodate an apartment in the MU-4 Zone.

The applicant's project plan was presented by a representative of his architect. The proposal is to add a one (1) story addition above an existing garage. The garage footprint will be minimally expanded to allow for spiral staircase access to a new balcony with entry to a new studio apartment. The unit will be under the control of the owner although it could be rented.

Access to the unit will be via a spiral staircase to a new balcony on the house side of the newly constructed second (2<sup>nd</sup>) story. Access from the alley will be via a newly added access door, through the garage and into the yard to the spiral staircase. The current house is a single unit. The rear yard is fully paved with the exception of a small, raised garden.

The rear of the home faces south-southeast, with a garage at the back of the property on the alley. The walls of the garage face north (on the interior wall) and south (on the alley wall). His neighbor at 801 Maryland Avenue NE has reviewed the plans and has provided verbal approval of the plans and a letter of support. The neighbor at 803 Maryland Avenue has not responded, nor have the neighbor(s)/owner(s) of the properties at 806 and 808 D Street NE.

Committee member Nick Alberti noted that the Green Area Ratio (GAR) is a concern. The property is out of compliance with the GAR; the existing situation is presumably

grandfathered. However, Mr. Alberti is concerned that for this project to go forward, it should do so in compliance with BZA policy/municipal regulations with regard to GAR. Mr. Alberti (and the other Committee members) wish to see approval from the zoning authorities that the exception to the GAR is grandfathered on modifications such as the proposed plan. This should be done either via citation of existing regulation or regulatory interpretation expressed in a guidance letter from zoning officials, e.g. the zoning administrator.

Commissioner Brian Alcorn expressed concern about the new entry door on the alley, noting that, in prior alley cases, pedestrian access doors have been discouraged. Committee member Michael Cushman noted that, in prior cases, the doors were opposed because they could lead to an easy conversion in usage from an office/guest unit used only by the property owner to an impermissible unit beyond what zoning allows. In this case there is only a single unit and two units would be allowed under existing zoning.

The lot is quite narrow and the garage is angled so that the interior facing wall is angled towards the neighboring property at 805 Maryland Ave NE. Mr. Cushman expressed concerns on how this might affect the neighbor's privacy. This led to a discussion of which neighbors had sent letters of support.

Chairman Brad Greenfield noted issues with the party wall; the garage at 805 Maryland Avenue has a drainpipe infringing on the property of 803 and wondered about the drainage. He noted that the drainpipe would need to be moved (and that infringing use is not protected) but wondered at the interactions of the owners. Mr. Cushman noted that the second (2<sup>nd</sup>) story wall of the existing garage at 805 Maryland Avenue had intentional openings in the brickwork that would be covered by a new wall of the second (2<sup>nd</sup>) floor addition. He echoed Mr. Greenfield's concerns that the neighbors engage in a discussion of the plans.

Commissioners noted that the garage is in the historic district. Mr. Greenfield asked about the exterior cladding material for the garage structure; brick on the alley facing wall, as is the existing garage wall. Mr. Cushman asked about the windows on the garage alley wall where the plans call for a simulated divided lite windows and wondered what the Historic Preservation Office's (HPO) position on simulated divided lite windows vs. actual divided lite; the architect replied that the exterior plan was in error, that the alley windows would be double hung windows and that simulated divided lite windows would only be used in the house facing windows.

Mr. Greenfield made a motion to recommend that ANC 6A support the application with the caveats that 1) the applicant provide sign-off of GAR compliance either through cite of DC regulations or via an advisory letter from the zoning administrator or from the Board of Zoning Adjustment (BZA) and 2) documented best efforts for letters of support from both adjacent neighbors and from the neighbors directly behind at the alley. The motion was seconded by Mr. Jake Joyce. The motion carried 5-0 with Commissioner Alcorn voting.

2. Comprehensive Plan Updates: Solicit public input for ANC 6A to provide comments and recommendations to the draft Comprehensive Plan update. The Comprehensive Plan establishes a vision and broad goals to help inform decision-making and provide context for residents, officials, and stakeholders and can help guide and inform more fine-grained planning efforts.

Mellissa Bird from the Office of Planning (OP) gave a brief description of the process to get public input to the Comprehensive Plan. OP will respond to requests for changes only when given via an ANC resolution. OP will take citizen input but will not respond to individual requests.

The deadline for ANC resolutions is Jan 31, 2020.

The next meeting of the ED&Z Committee will have opportunity for public input.

The attendees then moved to the maps of proposed planning area and planned uses.

Issues: Housing, Higher density residential areas, mixed commercial, RFK reservation.

URL for the Comprehensive Plan web site: <https://plandc.dc.gov>.

Policy and Land Use maps are at: <https://plandc.dc.gov/publication/proposed-future-land-use-and-generalized-policy-maps>.

Capitol Hill element of the proposed CP are here:

<https://plandc.dc.gov/sites/default/files/dc/sites/Comprehensiveplan/publication/attachments/15%20Capitol%20Hill%20Element%20Summary.pdf>

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, December 18, 2019  
7:00-9:00 pm  
640 10th St NE  
Sherwood Recreation Center, 2<sup>nd</sup> Floor**