

MINUTES
ANC 6A Transportation & Public Space Committee Meeting
Capitol Hill Towers, 900 G Street NE
Monday, February 19, 2020 at 7:00 pm

Present:

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

Brad Greenfield chaired the meeting.

Community Comment

None.

Previously Heard Cases

Brad Greenfield reviewed the status of previous heard cases.

Old Business

None.

New Business

- 1. 216 9th Street, NE (BZA #20250):** Application pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under Subtitle E § 5201, from the rear addition requirements of Subtitle E § 205.4, from the lot occupancy requirements of Subtitle E § 304.1, and from the nonconforming structure requirements of Subtitle C § 202.2, to construct a two-story rear addition to an existing attached flat in the RF-1 Zone.

Jennifer Fowler presented for the applicant. The existing rear deck would be torn down and a 2 story addition will replace it. Lot coverage will only increase slightly from the existing (and non-compliant) 68% to 69.5%. The planned addition would extend 10 feet 3 inches beyond the neighbor to the north rear wall which is 3 inches beyond the allowable 10 feet. However the southern neighbor will have the wall extended from approximately 24 feet beyond their rear wall to the end of the shared property line (33 feet, 11 inches).

There was some discussion of the minimal additional lot coverage, and some concern about the extension of the structure to the end of the shared property line to the south. The closing of the lot line was of concern and led to the request for best efforts to get letters of support from 212, 214 and 218 Ninth Street NE and 822 and 824 Constitution Avenue NE.

Additionally, a shadow study was requested to identify the effects on light on neighbor properties.

Mr. Greenfield moved that the ANC support the request for relief, on condition that the applicant make best efforts to get letters of support from 212, 214, and 218 9th Street NE and 822 and 824 Constitution Avenue NE. The motion was seconded by Jake Joyce and approved on a vote of 3-1, with one member abstaining.

2. **1006 10th Street, NE (BZA #20248):** Application pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under Subtitle E § 5201 from the lot occupancy requirements of Subtitle E § 304.1, the rear yard requirements of Subtitle E § 306.1, and from the nonconforming structure requirements of Subtitle C § 202.2, to construct a two-story rear addition to an existing semi-detached principal dwelling unit in the RF-1 Zone.

Jennifer Fowler presented for the applicant. This is a small lot with an existing cinderblock garage. The garage is to be razed and replaced with pad parking. A two story addition to be added. The addition will extend beyond neighbors to the north.

Concerns were raised over light and air. It was noted that the rear yard setback would be resolved if the addition was scaled back by less than 3 feet. Committee asked for a shadow study and letters of support from 1008 and 1010 10th Street NE and 918, 920 and 922 K Street NE.

Mr. Greenfield moved that the ANC support the request for relief, on condition that the applicant conduct a shadow study to ensure that the project does not impact the light and air of neighbors, and make best efforts to get letters of support from 1008 and 1010 10th Street NE and 918, 920 and 922 K Street NE. The Motion was seconded by Tim Drake and passed on a vote of 3 - 1, with one member abstaining.

3. **216 14th Place, NE (BZA #20245):** Application pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle E § 5201, from the lot occupancy requirements of Subtitle E § 304.1 and from the rear addition requirements of Subtitle E § 205.4, to construct a two story rear addition to an existing attached principal dwelling unit in the RF-1 Zone.

Lacy Brittingham presented for the applicant. The neighbor to the south has applied for a building permit to extend his rear wall which would make the applicants' addition a matter of right for rear addition requirements.

Mr. Greenfield moved that the ANC support the applicant's request for relief, conditional on the applicant making best efforts to get letters of support from the neighbors at 220 and 212 14th Place, NE, and 223 11th Street NE. It was seconded by Mr. Cushman. The Committee approved the motion with a 5 - 0 vote.

4. **326 11th Street, NE (HPA 20-170):** Application for HPRB approval to build a rear addition onto an existing structure in the Capitol Hill Historic District.

The addition will not be visible from the street. Additionally, because of the depth of the lots, existing fencing and buildings, and the layout of the alley, it also is not easily visible by neighbors. Committee member Nick Alberti expressed concerns about the plan to close the dogleg replacing it with an open court with a screened porch running the width of the property.

Mr. Greenfield moved that the ANC support the request. The motion was seconded by Mr. Joyce and passed on a vote of 3 - 1, with 1 abstention.

- 5 **18th Place and D Street, NE:** Presentation and discussion of plans for development of an apartment complex with retail space.

Actual property address may be 909 and 911 I Street NE. Owners attended to gain insight into the process of EDZ and ANC for a raze and rebuild project. No construction plans are currently developed for presentation to the ANC but owners believe plans will require special exceptions. The owners wished to see the different steps of the process. Intent is to build beyond the 10 feet allowed as matter of right on two connected properties and to add a third story and rooftop deck and solar.

No action required.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, March 18, 2020
7:00-9:00 pm
640 10th St NE
Sherwood Recreation Center, 2nd Floor**