

ANC 6C Planning, Zoning, and Economic Development Committee Report

ANC 6C Commission Meeting: February 8, 2017

PZE Meeting Date: February 1, 2017 6:30 pm

Meeting Location: Northeast Library
7th & D Streets NE

Committee Attendees: Mark Eckenwiler (Chair)
Joel Kelty
Bobbi Krengel
Ryan McGinness
Lauren Oswald
Chris Mitchell
Bill Sisolak

Other Commissioners Present: Commissioner Healey (6C01)
Commissioner Edelman (6C06)

Agenda Items

1. **108-110 8th St. NE (HPA 16-694)** – Second revised application of Utka Aslanturk for concept approval for the construction of a three-story rear addition and new one-story garage with attached studio. Representative: Jennifer Fowler (architect). Hearing on February 23, 2017. [6C01]
2. **646 6th St. NE (BZA 19446)** – Application of Max Karasik, pursuant to 11 DCMR Subtitle X, Chapter 9, for
 - a. a special exception under Subtitle E § 5201, from the lot occupancy requirements of Subtitle E § 304.1 and the nonconforming structure requirements of Subtitle C § 202.2, and
 - b. special exceptions from the upper floor addition requirements of Subtitle E § 206.1, and the building height requirements of Subtitle E § 5203.3to construct a third-floor addition above an existing two-story one-family dwelling in the RF-1 Zone at premises 646 6th Street N.E. (Square 834, Lot 89). Representative: Jennifer Fowler (architect). Hearing on March 8, 2017. [6C05] ([Hearing notice](#); [application file](#))
3. **Discussion of upcoming Council oversight hearings**

Agenda Item #1: Discussion and Recommendations

108-110 8th St. NE (HPA 16-694) – Second revised application of Utka Aslanturk for concept approval for the construction of a three-story rear addition and new one-story garage with attached studio.

Representative: Jennifer Fowler (architect). Hearing on February 23, 2017. [6C01]

Motion **No motion passed**
 (n/a)

Key Discussion Points:

1. This application previously came before the PZE in November and December 2016, and the ANC in December 2016. At the latter meeting, the ANC voted to support the project with minor conditions, but HPRB subsequently demanded changes to the plans, including not demolishing the north wall and building the new garage in the footprint of the existing one.
2. Applicant proposes to remove an existing 1-story addition & construct a new 3-story addition set back from the front of this 2-story structure. Applicant also proposes to demolish an existing garage & construct a new one-story garage. (This is a change from the November proposal, which involved a 2-story carriage house.) In the plans shown to the PZE, a section of the north wall 10' back from the property line would be retained.
3. Discussion focused on two issues, a) the north wall and the extent of demolition and b) the new garage proposal. Neighbors expressed support for the new garage, but noted that it showed the roof sloping toward the alley, which has poor drainage. As to the north wall, one neighbor urged that it be retained and the original side yard (aka "horse passage") be reopened to its full length along the north side of the house. PZE members had sharply differing views on whether the 10' setback from the façade and the demolition of the rest of the north wall were consistent with the HPRB's determination.
4. A motion to support the project, contingent on reversal of the garage roof to slope inward toward the yard, failed on a 2-2 vote with one member recused and one abstaining. (The seventh PZE member in attendance did not arrive until the following case.)
5. Since the PZE meeting, applicant has submitted revised plans showing the garage roof sloping as suggested. Applicant has also submitted a report (from a DC-licensed structural engineer) stating that the north wall suffers from a variety of defects, including serious compromise to the brick foundation wall.

Agenda Item #2: Discussion and Recommendations

646 6th St. NE (BZA 19446) – Application of Max Karasik, pursuant to 11 DCMR Subtitle X, Chapter 9, for

- a. a special exception under Subtitle E § 5201, from the lot occupancy requirements of Subtitle E § 304.1 and the nonconforming structure requirements of Subtitle C § 202.2, and
- b. special exceptions from the upper floor addition requirements of Subtitle E § 206.1, and the building height requirements of Subtitle E § 5203.3

to construct a third-floor addition above an existing two-story one-family dwelling in the RF-1 Zone at premises 646 6th Street N.E. (Square 834, Lot 89). Representative: Jennifer Fowler (architect). Hearing on March 8, 2017. [6C05]

Motion **To recommend support**
 (Passed 5-1; one member recused)

Key Discussion Points:

1. Applicant proposes to construct a third-story addition on this property outside the historic district. Relief is required because the current structure is over the maximum 60% lot occupancy (which would not increase above the existing percentage) and because of the new zoning regulations concerning adding floors and removing rooftop elements in an RF zone.
2. The plan calls for removing the existing mansard (aka “pent”) roof and dormer, and constructing a new façade topped by the cornice (relocated one floor higher). The entire block from F to G consists of similar porch-front rowhouses built by the same developer, and most retain their original roof elements. 644 does have a rooftop addition, albeit set back from the property line and original mansard roof. The applicant provided letters of support from the owners of 644 and 648.
3. PZE members had esthetic misgivings about the project, but generally agreed that the requirements of the regulations (no blocking adjacent chimneys, etc.).

Agenda Item #3: Discussion and Recommendations

Discussion of upcoming Council oversight hearings

Motion ***To recommend that the ANC authorize testimony at the Feb. 23 Board of Ethics and Gov't Accountability (BEGA) oversight hearing***

(Passed 7-0)

Key Discussion Points:

1. In early 2016, the Office of Open Government issued an advisory opinion strongly criticizing DCRA for its refusal to obey the District statute requiring construction permit application documents (plans, drawings, etc.) to be made available to the public at no cost. ANC 6C has repeatedly endorsed that BEGA letter, and included a copy in 6C's written testimony for the July 2016 supplemental DCRA oversight hearing.
2. The PZE recommends that the ANC authorize testimony for BEGA's upcoming Feb. 23 oversight hearing. That testimony would praise BEGA's effort to bring greater transparency to this continuing problem, and would be delivered by the PZE Chair.