

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

## ANC 6C Commission Meeting: April 12, 2017

**PZE Meeting Date:** April 5, 2017 6:30 pm

**Meeting Location:** Northeast Library  
7<sup>th</sup> & D Streets NE

**Committee Attendees:** Mark Eckenwiler (Chair)  
Joel Kelty  
Bobbi Krengel  
Ryan McGinness  
Lauren Oswalt  
Bill Sisolak  
Dru Tallant

**Other Commissioners Present:** Commissioner Christine Healey (6C01)

### Agenda Items

1. **618 3rd St. NE (HPA 17-302)** – Application of Rachel Turow and Benjamin Schriffin for concept approval for front basement entrance, rear addition, and garage demolition. Representative: Kristin Weinrich. Hearing on April 27, 2017. [6C04]
2. **622 D St. NE (HPA 17-258)** – Application of Eric Eversmann for permit approval for rear and rooftop additions. Representative: Joseph Boyette (architect). Hearing on April 27, 2017. [6C03]
3. **17 6<sup>th</sup> St. NE (BZA 19489)** – Application of Tarpan and Emily Parekh, 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
  - b. a special exception from the RF-1 use requirements of Subtitle U § 301.1(g)to construct a third-story addition with roof deck to an existing one-family dwelling and expand an accessory building for residential purposes in the RF-1 zone at premises 17 6th Street, N.E. (Square 868, Lot 74). Representative: Jennifer Fowler (architect). Hearing on May 10, 2017. [6C01] ([Hearing notice](#); [application file](#))
4. **17 6<sup>th</sup> St. NE (HPA 17-298)** – Application of Tarpan & Emily Parekh for concept approval for rear, rooftop, and garage additions. Representative: Jennifer Fowler (architect). Hearing on April 27, 2017. [6C01]
5. **Discussion of DC Comprehensive Plan amendment cycle**

**6. Discussion of Council budget oversight hearings**

## **Agenda Item #1: Discussion and Recommendations**

*618 3rd St. NE (HPA 17-302) – Application of Rachel Turow and Benjamin Schriffin for concept approval for front basement entrance, rear addition, and garage demolition. Representatives: Kristin Weinrich & Tamar King, AIA. Hearing on April 27, 2017. [6C04]*

Motion     ***To recommend support***  
              (carried 7-0)

Key Discussion Points:

1. The applicant proposes to demolish an existing garage and rear additions (all non-contributing) and construct a new rear addition. The stairs and handrail serving the front basement entrance will be replaced in kind.
2. Letters from the owners of both abutting properties expressed support for the project.
3. PZE members had no significant concerns about the application.

## **Agenda Item #2: Discussion and Recommendations**

*622 D St. NE (HPA 17-258) – Application of Eric Eversmann for permit approval for rear and rooftop additions. Representative: Joseph Boyette (architect). Hearing on April 27, 2017. [6C03]*

Motion     ***To recommend support with conditions***  
              (carried 7-0)

Key Discussion Points:

1. Applicant proposes to construct a rear addition (replacing an existing sleeping porch) and increase the height of the attic roof. Applicant provided a letter of support from the owner of 620 D St.; the owner of 624 allegedly has some concerns, but did not attend the meeting or submit comments.
2. The rooftop addition would not be visible from D St. or Maryland Ave., according to a sight-line drawing provided by the applicant.
3. The one area of concern to PZE members was the rear façade, which seemed somewhat disjointed, with a variety of dissimilar window sizes and styles. The carried motion recommended further study of the rear façade, especially the window configuration and window trim on the top floor.
4. Subsequent to the PZE meeting, the applicant provided the PZE Chair with a revised rear-elevation drawing attempting to address the PZE's concerns, and plans to present this updated proposal to the full ANC.

### **Agenda Item #3: Discussion and Recommendations**

*17 6th St. NE (BZA 19489) – Application of Tarpan and Emily Parekh, 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*
- b. *a special exception from the RF-1 use requirements of Subtitle U § 301.1(g)*

*to construct a third-story addition with roof deck to an existing one-family dwelling and expand an accessory building for residential purposes in the RF-1 zone at premises 17 6th Street, N.E. (Square 868, Lot 74). Representative: Jennifer Fowler (architect). Hearing on May 10, 2017. [6C01]*

Motion ***To recommend opposition to the application***  
(carried 6-0; one member recused)

Key Discussion Points:

1. The applicant proposes to substantially expand this two-story 1951 row dwelling by adding a third story (with parapet wall) and filling in a dogleg along the northern lot line adjacent to the multi-unit building at 19-21 6<sup>th</sup> St. The additions would increase lot occupancy from 60% to 70%.
2. Discussion focused largely on the regulations' requirement that such additions not "unduly" affect the air, light, and privacy of nearby structures. Robert Schramm and Nancy Williams, principals of the company that owns 19-21 6<sup>th</sup> St., spoke strongly in opposition to the application, pointing to a) the open court on their property (opposite the dogleg at 17 6<sup>th</sup>) as the sole source of light & air for several units in their building and b) the adverse impacts on that light/air from the proposed closure of the dogleg and construction of a 3-story, 35' addition topped by a 42" parapet wall.
3. The applicant provided sun/shade studies that showed some impacts at different times of year, but argued that those impacts were modest. PZE members disagreed, noting that the impact on certain lower-level units at 19-21 would be significant both as to air circulation and natural light.
4. As of April 10, the applicant has developed a post-PZE revised proposal retaining the dogleg above the first floor (i.e., above the level of the face-on-line brick wall at 19-21) and otherwise constructing to 3 stories as proposed. The owners of 19-21 have not expressed to the PZE Chair their views on the revised plans.

## **Agenda Item #4: Discussion and Recommendations**

*17 6th St. NE (HPA 17-298) – Application of Tarpan & Emily Parekh for concept approval for rear, rooftop, and garage additions. Representative: Jennifer Fowler (architect). Hearing on April 27, 2017. [6C01]]*

Motion     ***To recommend support, with conditions***  
              (carried 6-0; one member recused)

Key Discussion Points:

1. This is the companion HPRB application to agenda item #3.
2. Because the building is noncontributing (b. 1951), the historic preservation guidelines allow much greater latitude in making alterations, including to the front façade. Accordingly, the applicant proposes to construct a new third story starting at the front façade, as well as creation of a new projecting two-story bay and significant reworking of the front façade fenestration.
3. PZE members found the proposed façade design generally pleasing and respectful of (but not too imitative of) the Historic District's typical bay-front row dwellings. In recommending support, however, PZE members flagged a number of concerns:
  - a. **Public space:** The application should depict more clearly in plan the work to done (and the materials to be used) in the public space between the front of the house and the sidewalk.
  - b. **Front stairs and landing:** PZE members noted that the front stairs are proposed to be the same width as the landing at the front door. This is atypical; Hill rowhouses almost always have front staircases narrower than the landings to which they lead.
  - c. **Basement entrance and railing:** As with the recent 316 G St. NE project, PZE members opposed having a transverse railing for the basement entrance and would prefer to see a "straight-on" approach perpendicular to the sidewalk.
  - d. **Cornice:** The cornice is comparatively small, especially for a three-story building. The cornice would be improved by making it larger, with increased projection.
  - e. **Front parapet wall:** The applicant indicated that instead of a parapet wall at the front, a railing set back from the front lot line was under consideration as an alternative. PZE members questioned how this would relate to the parapet walls on the north and south lot lines and how this would appear from points south on 6<sup>th</sup> St.

## **Agenda Item #5: Discussion and Recommendations**

*Discussion of DC Comprehensive Plan amendment cycle*

Motion     ***n/a***  
              (no vote)

Key Discussion Points:

1. The Office of Planning has launched the process of seeking amendments to the Comprehensive Plan, which guides policy for future development in the District.
2. The open call for proposed amendments runs through May 26. PZE members and local residents are encouraged to learn more about the process (see OP's website [plandc.dc.gov](http://plandc.dc.gov)) and to come to the May PZE meeting with suggestions. The Capitol Hill Area Element is a section that merits special attention.

## **Agenda Item #6: Discussion and Recommendations**

*Discussion of Council budget oversight hearings*

Motion ***To recommend that the ANC authorize testimony at the April DCRA and Office of Planning budget oversight hearings (as described below)***  
(carried 7-0)

Key Discussion Points:

1. PZE members discussed the lack of adequate inspection and enforcement by HPO and DCRA for illegal construction. The committee recommended unanimously that the ANC authorize testimony
  - a. noting the need for more vigorous inspection and enforcement activity by HPO and DCRA, and suggesting that additional staff may be needed; and
  - b. noting that DCRA needs to purchase additional basic inspection tools such as height-measurement devices (which can be bought for under \$50). DCRA inspectors have advised that DCRA has **only one such device**, which is often locked in one inspector's locker and unavailable to other inspectors.
2. The committee proposed authorizing the PZE Chair to provide the recommended testimony.