

Report of the CHRS Zoning Committee meeting of April 13, 2017.

The committee considered 8 cases at the meeting on April 13, 2017.

19404--434 3d Street, NE. The applicant needs variances from the minimum lot area requirements, lot occupancy requirements, and the rear yard requirements to construct a 3 story flat (2 units). The property is an 816 square foot vacant lot that has no alley access. The three properties to the north are equally small and occupy all of their lots. The applicant is providing a trash room in the front of the building. The committee voted to support the application

19460--619 Elliot Street, NE. This case was previously opposed by the committee. Since that time the applicant has modified the plans and the owner of the house to the north has added solar panels. The plans now call for the 3d floor addition to be set back 5 feet from the front face of the building. This is an improvement that the committee supports but would like it setback and additional 5 feet. The plans still show the third floor cantilevered over the rear dogleg. The committee proposed eliminating the cantilever, bringing the back of the third story in line with the back of the house, and, to make up for some of the lost space, fill in half of the dogleg. The solar issue needs to be resolved with the neighbor before this application is heard by the BZA.

19479--1 Library Court. This case involves a 521 square foot alley lot behind St. Marks. The property is improved with a two story house that occupies 365 square feet of the lot (70% lot occupancy). The applicant proposes a first floor addition with a roof deck that would increase the lot occupancy to 100%. In effect, the applicant is covering the lot and moving the outdoor space to the second floor. Part of the addition will provide natural light to the newly dug out basement. In order to accomplish this, the applicant needs 3 variances and 7 special exceptions. The committee agreed that the applicant needs relief but also believed that he was asking to stretch the rules too far. In particular the committee was concerned about waiving the previous surface and rear yard requirements. There is also no provision for the trash and when asked about it, the committee was told that it would be stored inside the house. The committee will support the applicant so long as there is a 5 foot rear yard that has a pervious surface and provides storage for the trash. This still allows a second floor deck that is 6 feet deep.

19489--17 6th Street, NE;

19465--1336 E Street, SE; and

19487--328 8th Street, SE.

These three cases all involve various size additions that need lot occupancy relief. The committee voted to support these cases. In the case of 17 6<sup>th</sup> Street, NE, the support is conditioned on a letter of support or no objection from the neighbor to the north.

19494--507 2d Street, NE. This commercially zoned property was improved during 2015/16. The contractor did not follow the approved plans and set the screened mechanical equipment 3 feet instead of the required 6.5 feet from the back of the building. The mistake here is innocuous and the committee voted to support the application.

19499--120 6<sup>th</sup> Street, SE. The applicant wanted to add a basement to and restore a carriage house that is 27 feet high. The applicant was persuaded by the HP staff to raze the building and build a new carriage house that is 22 feet high and matches the height of the homes opposite it on

Browns Court. A special exception is needed to exceed a height of 20 feet and to increase the lot occupancy to 63%. The committee voted to support the application.

19446--646 6th St. NE. This case was considered at the February meeting but was continued because the applicant amended the plans. Initially this case involved the addition of a third story to a front porch style house located outside the Historic District. The applicant proposed to remove the attic dormers and to add a third floor. Unfortunately the addition removed the cornice that matched a series of houses along that row. The applicant has changed the plans and is preserving the cornice and dormers. However, the addition is set only 3.25 feet from the front of the house. The neighbor at 644 has an addition that is set back more than 10 feet and he objects to the short setback. The committee opposes the application and conditions approval on a greater setback.

Subsequent to submitting this report, the owners of 619 Elliott Street, NE and 17 6th Street, NE withdrew their applications. In the case of 17 6th Street, NE, the owners are going to proceed with a matter of right project and will not need zoning relief.