



**ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE**

**Virtual Meeting**

**October 5, 2021, 7:00 p.m.**

**Commissioners: Samolyk, Sroufe, Ready, Oldenburg, Holtzman, Holman (Chair), Ryder, Wright, Horn**

**Resident Members: Friedman, Jarboe, Ryan, Thomas, Campbell**

**1. Rock and Roll Half Marathon**

**Representative:** Diane Romo Thomas

Ms Thomas returned to ANC 6B for her fourteenth year seeking ANC 6B support for the Rock and Roll half marathon on November 13, 2021. This year, and for the foreseeable future, there will only be a half marathon with about 12,000 participants (compared to 20,000 in a normal year). The race will not be in 6B but there are some impacts. The race end will be at the Stadium and East Capitol will be closed around the Armory and 19<sup>th</sup> Street north of East Capitol. Ms Thomas noted that the race will be returning in the spring and will be coming back to ANC 6B in February to discuss the 2022 event

**Motion [Holman/Holtzman]** Write a letter in support to HSEMA on consent. Passes unanimously

**2. Informational Presentation: Update from DMPED on Boys and Girls Club Disposition, 261 17<sup>th</sup> St SE [6B09]**

**DMPED:** Chris Todd and Esther Ezra from DMPED. Stan Voudrie and Mazen Zaatari from Morningstar

**Presentation:** Chris Todd from DMPED noted that the previous RFP Winner, Century Associates, was not able to obtain financing or make changes to the RFP to make things work. The disposition timed out and DMPED was able to award it to a prior applicant, Morningstar Development, without going through the entire RFP process. The Morningstar projected is focused on for sale condo units. The project is delivering 32 to 35 units, 11 of those are committed affordable units at 50% and 80% Median Family Income. The project will need a rezoning or special exception relief though they are working with the office of planning for the best way forward. The developer has said they are seeking to provide the non-affordable units as workforce (up to 120% AMI) but that is being done outside of the RFP process and for financing reasons. The committee had many questions on the landscape and design of the building. Regarding the community space in the basement and wall of fame, the development team said they were still working out the final details. It will be 2000 to 3200 square feet depending on where the C street entrance ramp is located. When asked about going below 50% MFI, Morningstar claimed anything below 50% MFI is not preferred by affordable housing advocates. The applicant clarified they could provide parking off the alley but prefer a new curb cut on C Street. The project will likely have a first source requirement. Some members requested the applicant continue to explore parking off the alley to not include a curb cut. The team expects to come back to the Council by the end of the year. ANC 6B will have work with Councilmember Allen or Gray (depending on redistricting) to make comments on the disposition agreement with any issues.

**No motion was taken; No agenda item for full ANC.**

**3. HPA 21-548: 1007 8th St SE [6B04]**



**Applicant:** Neil Cruickshank      **Owner:** Mark Brody      **Hearing Date:** October 28 or November 4  
**Project:** Permit deck addition in front yard of property facing L Street above existing ground floor seating

Mr Cruickshank presented plans to build an elevated deck in the front yard of the Brig. The plan is to both add more seating as well as expand the coverage for rain to expand the three season use. The committee was confused as to why this is coming to HPRB in the first place and has reached out to the Historic Preservation Office for clarification. The committee also encouraged the applicant, even if it's not required, to explore an elevator or wheelchair lift to the top of the deck. The committee needed clarification from HPO before making a recommendation to the full ANC. Commissioner Oldenburg is meeting with the Historic Preservation Office Tuesday morning.

**No Motion, will be an agenda item at full ANCa**

**4. BZA 20581: 1241 Independence Ave SE [6B05]**

**Applicant/Owner:** Jennifer Dalzell      **Achitect:** Matthew Ossolinski      **Hearing Date:** November 10  
**Project:** Special Exception Roof deck on existing garage. Extending Lot Occupancy (69% current, 70% proposed) and rear yard (existing non-conformity)

Mr. Ossolinski presented plans to add a rooftop garden while repairing an existing garage. For zoning it's classified as a roof deck but the intent and layout is designed solely for use as a garden. The maximum increase in height is less than four feet along a parapet and the lot occupancy is for an increase only for the spiral staircase.

**Motion [Wright/Holtzman] to support on consent. Passes unanimously.**

**5. BZA 20560: 1713 D St SE [6B09]**

**Applicant:** Bridget and Michael Sewell      **Representative:** Andrew Justus      **Architect:** Eric Teran      **Hearing Date:** November 10  
**Project:** Special Exception Rooftop third story addition and new three-story rear addition to existing two-story building. Special exception to the 10-foot rule (14' 6"), Lot occupancy (62.7% proposed), and rooftop elements (To remove existing mansard roof)

Architect Eric Teran presented a plan to add a rooftop addition and rear three-story addition. The project will have the same footprint more or less as 1711 D Street SE, with minor changes to the third story windows and the pitch of the mansard roof. Multiple letters of support including adjacent neighbors.

**Motion [Horn/Ready] Motion to support on consent. Holman friendly motion to note for board the cornice line should match 1711 D Street SE. Unanimous.**

**6. BZA 20534 and HPA 21-511: 152 11<sup>th</sup> St SE [6B05]**

**Applicant:** Jennifer Fowler      **Owner:** Edward and Lauren Kraemer      **Hearing Date:** October 27 (BZA), HPRB



October 28 or November 4

**Project:** Special Exception to replace an existing one-story garage with a two-story garage to create a second dwelling unit

Ms. Fowler presented plans to replace an existing one-story garage with a larger footprint garage as well. Letters of support from adjacent neighbors. Commissioner Holtzman noted it would be visible from Independence Avenue but believes it's consistent with the Historic District standards as it's a secondary elevation.

**Motion 1 [Holtzman/Jarboe] Support BZA application on consent. Passes Unanimously**

**Motion 2 [Holtzman/Jarboe] Support HRPB application on consent. Passes Unanimously.**

**7. BZA 20537: 1227 E St SE [6B06]**

**Applicant:** Margaret McCullough

**Architect:** Mike Fowler **Hearing Date:** November 3

**Project:** Special Exception to add a 10'6" two-story rear addition and dogleg infill, which needs relief from the 10-foot rule for one of the adjoining properties

Mr. Fowler presented plans for a two-story rear addition and dogleg infill. The homeowners were also present. The plan is to add a 10'6" rear addition on a 14-foot wide lot while filling in the dogleg going from a property with 40.2% lot occupancy to 59% lot occupancy. The proposed project extends 4'6" past the property to the east and 19'6" past the property to the west, the reason for the special exception request. The project conforms with all the other development standards.

The neighbor to the west, Ms. McGlyn, opposes the addition and presented about the impacts of the addition and dogleg infill. Ms. McGlyn submitted a document to the committee outlining her opposition. That document is attached. Mr. Fowler provide the committee with a sun study showing the impact of the addition compared to a by-right addition would would infill the dogleg. The property owners has submitted a number of letters in support from non-adjoining neighbors and said the neighbors to the east do not oppose the project but don't want to provide a letter of support for the record.

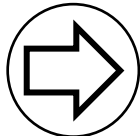
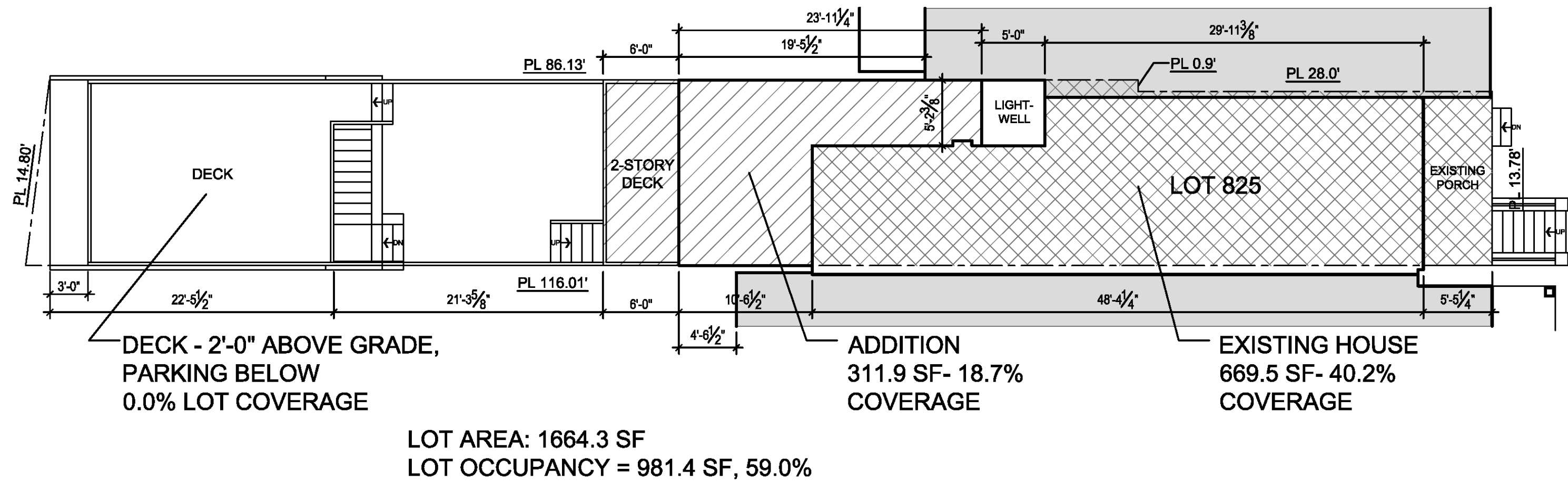
The committee did not take action as nothing would move to the consent calendar but instead discussed some of the impacts as well as potential avenues for discussion in the intervening work.

# 1227 E STREET SE—ADDITION AND RENOVATION

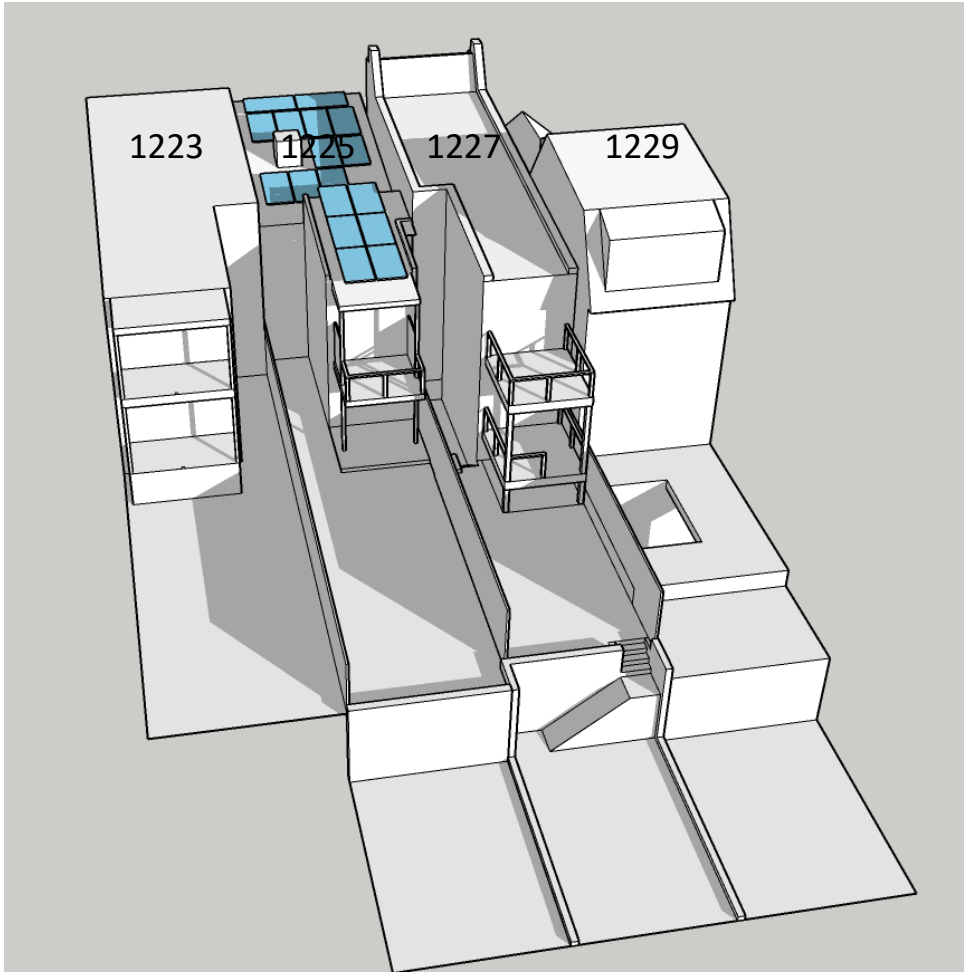
Washington, DC 20003

Shadow Study

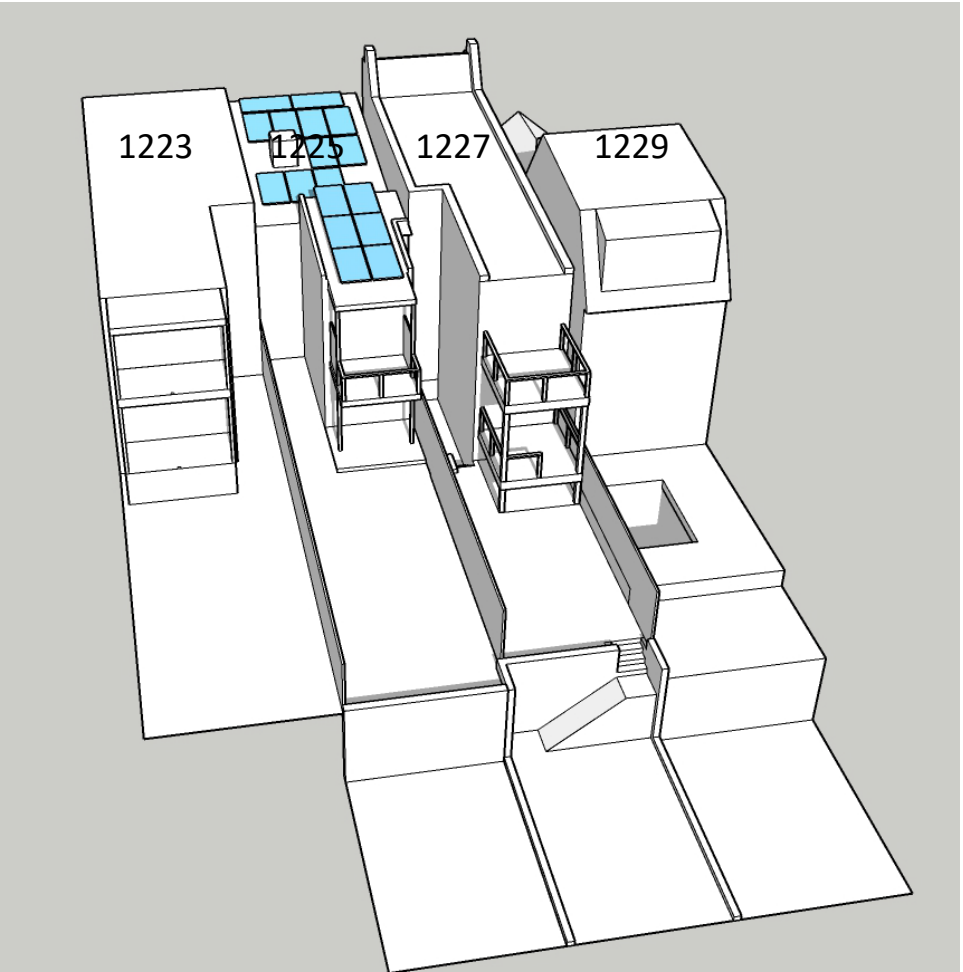
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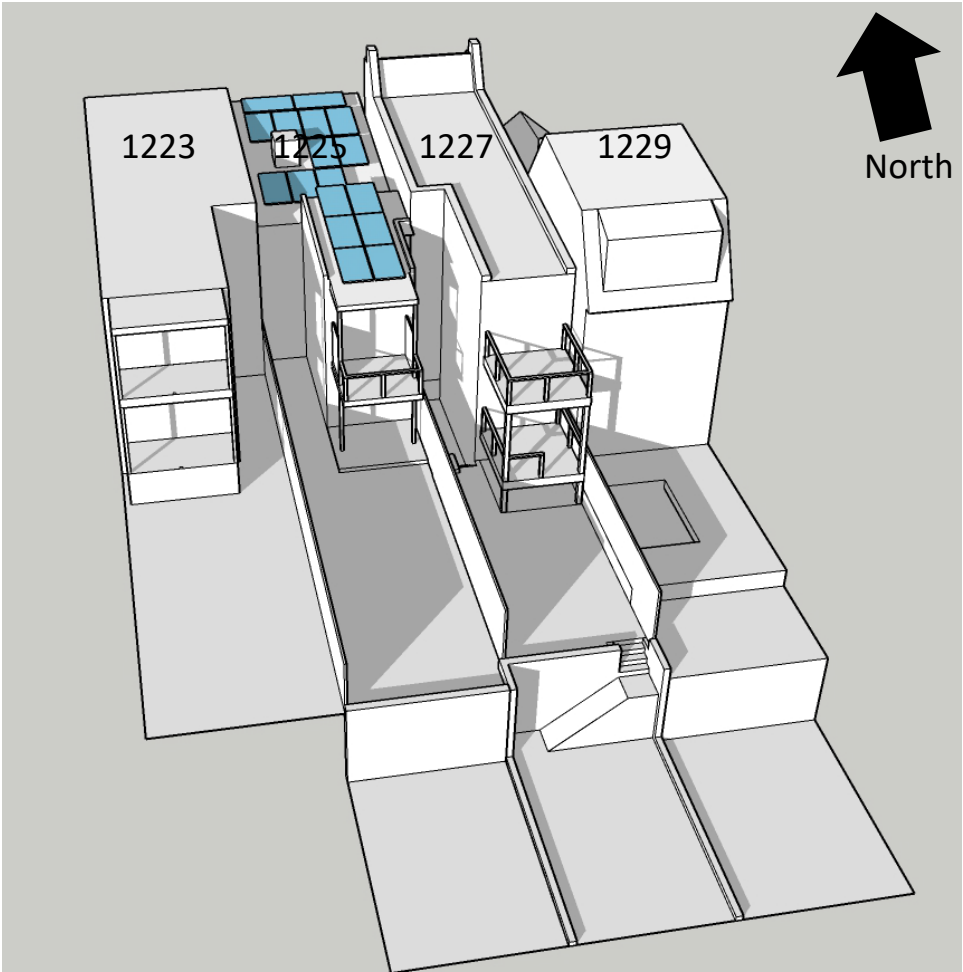




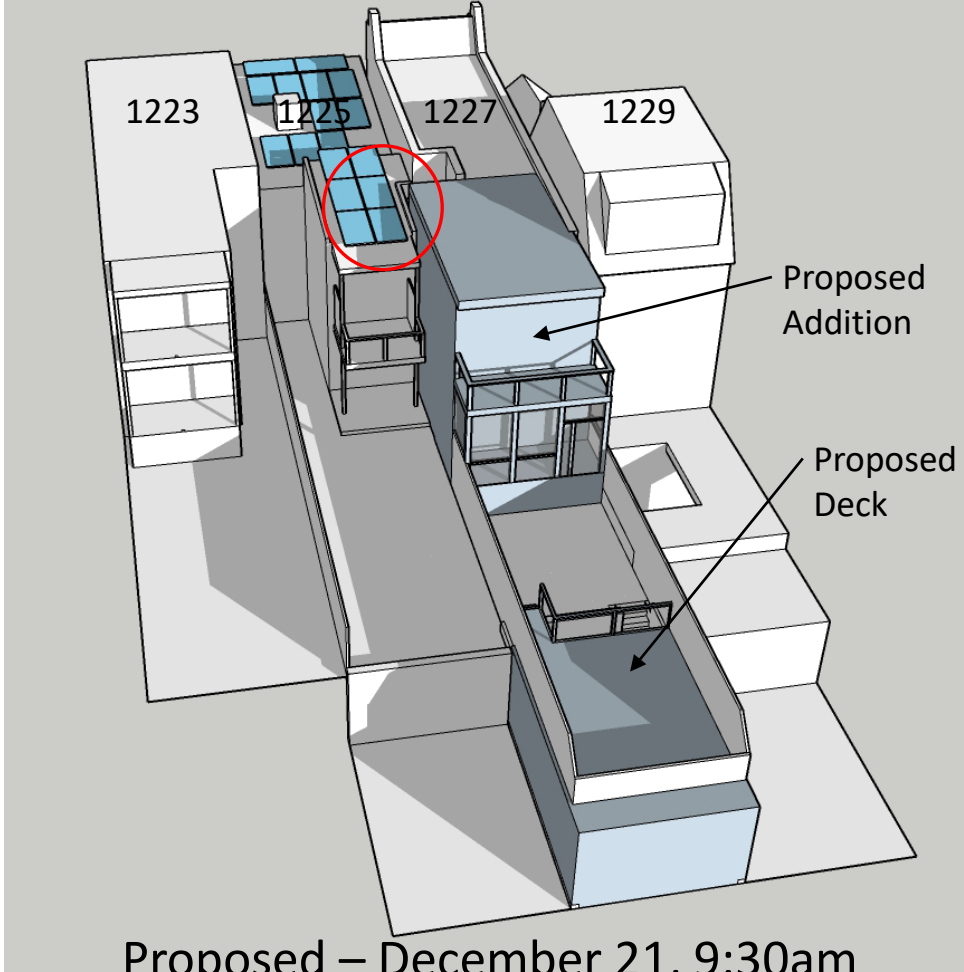
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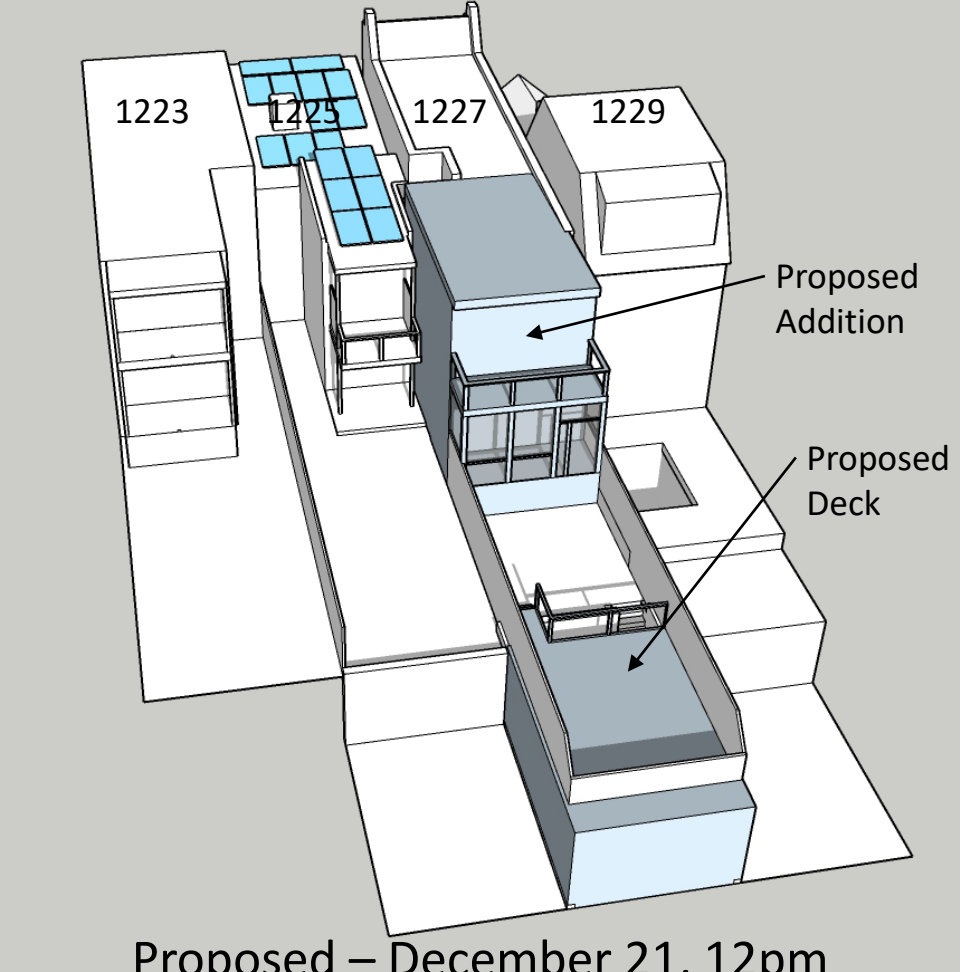
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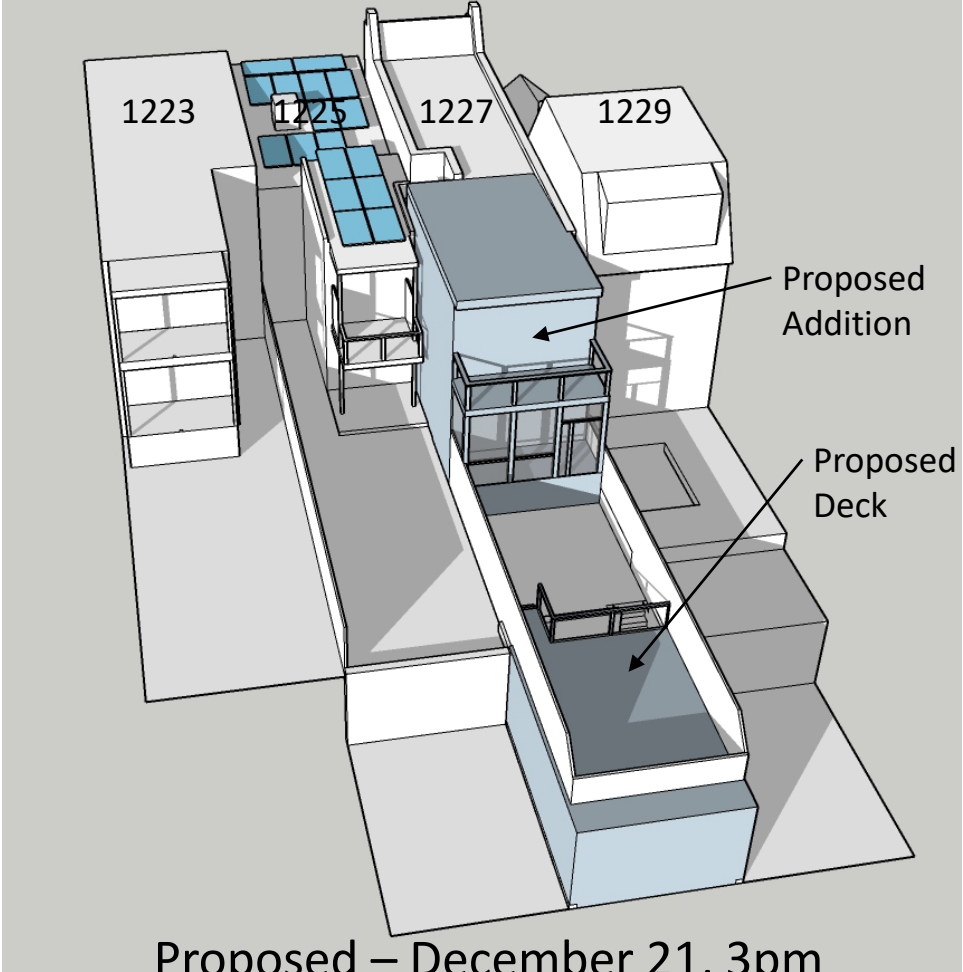
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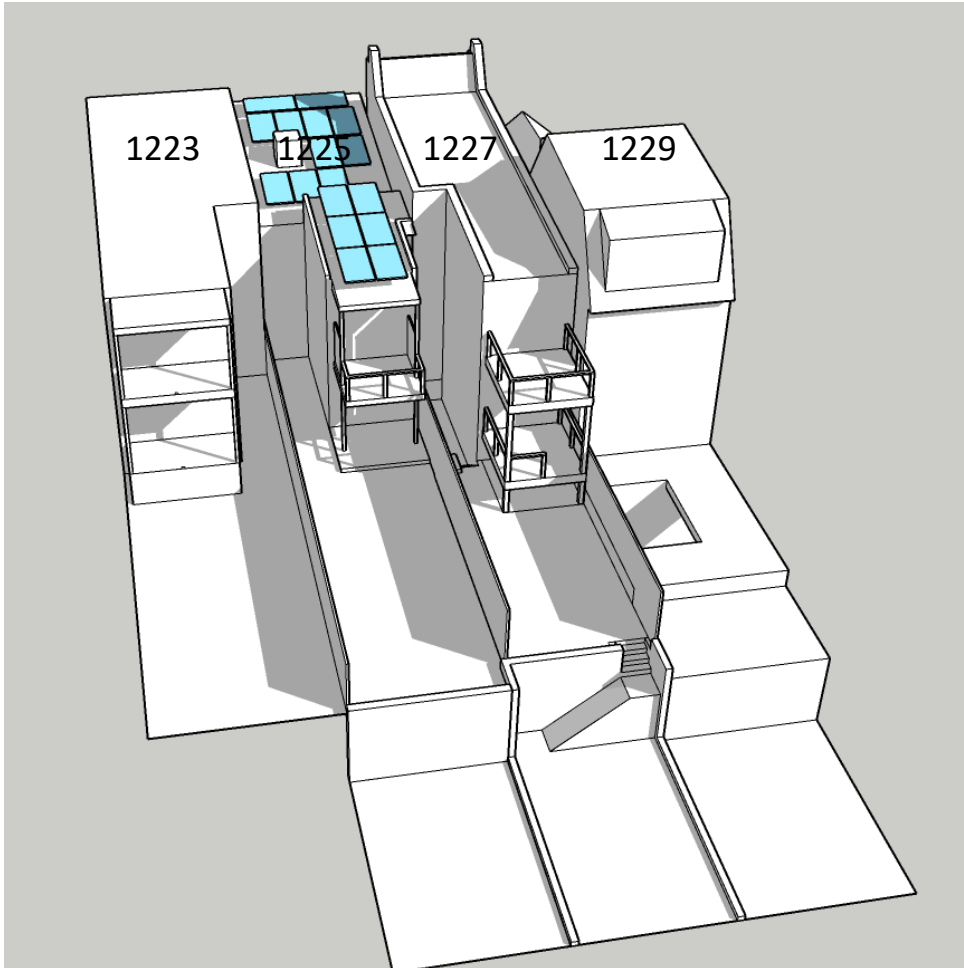
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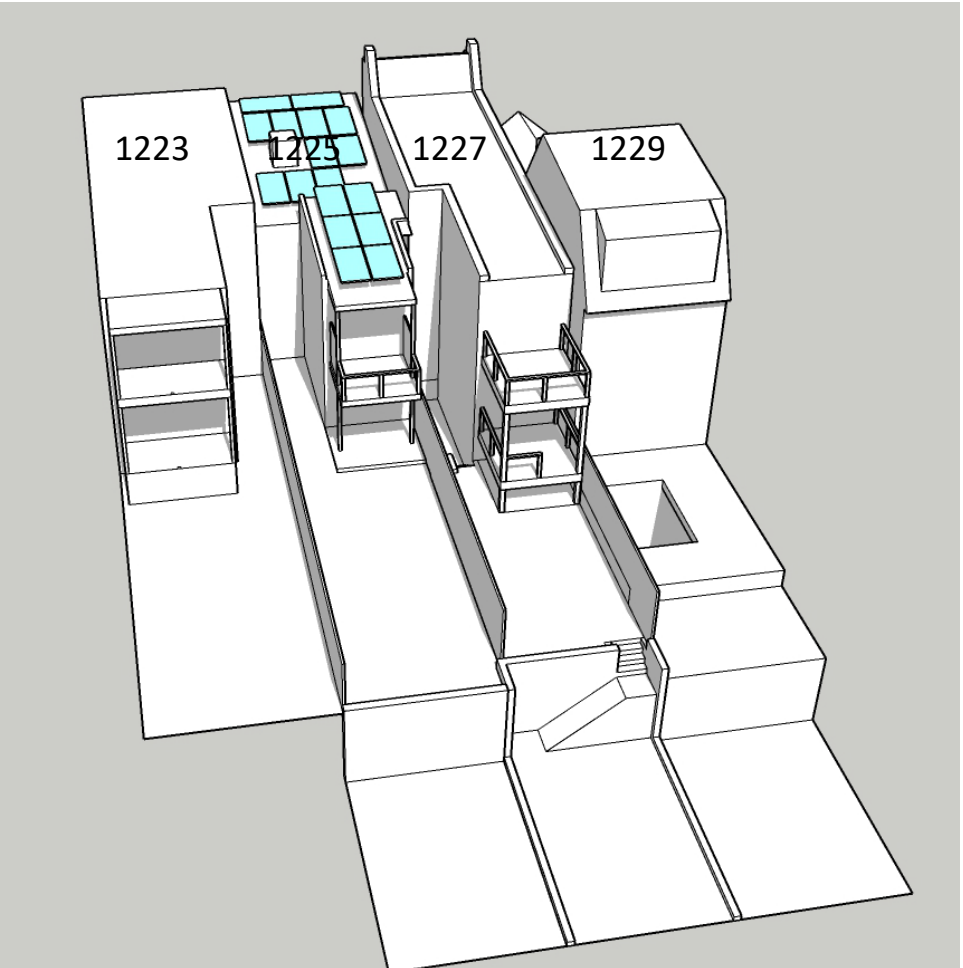
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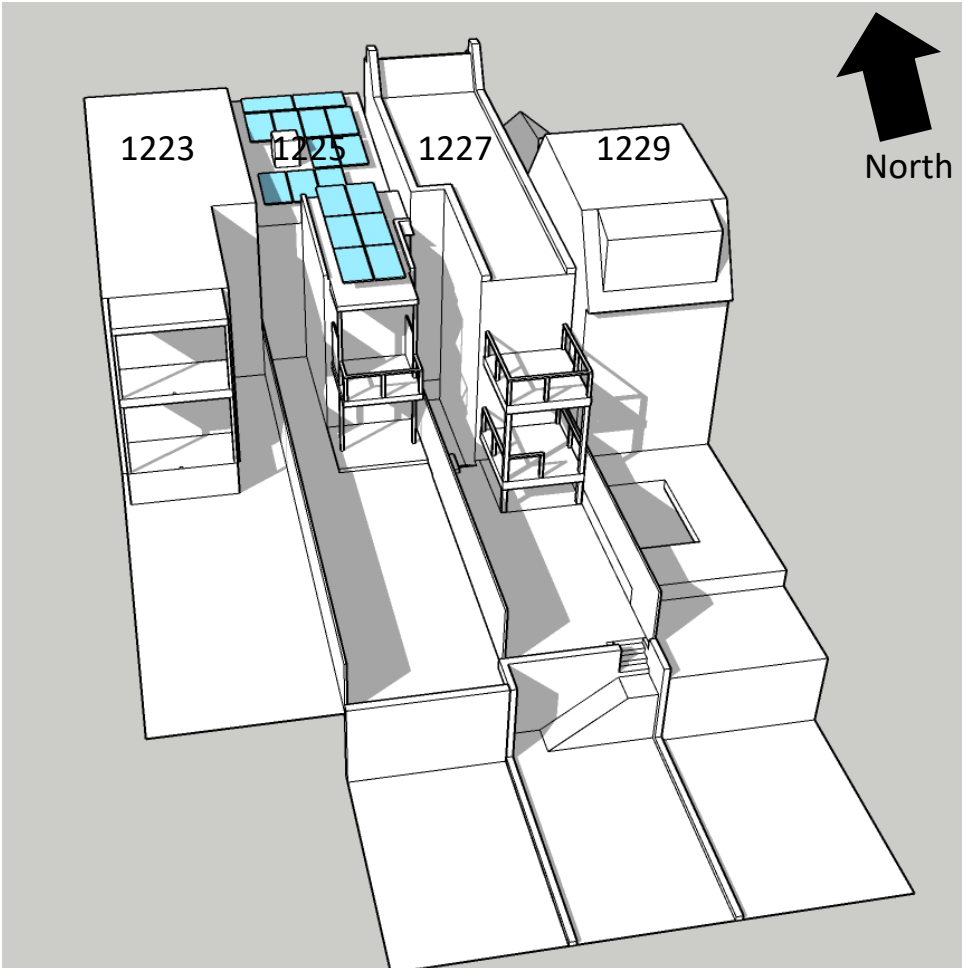
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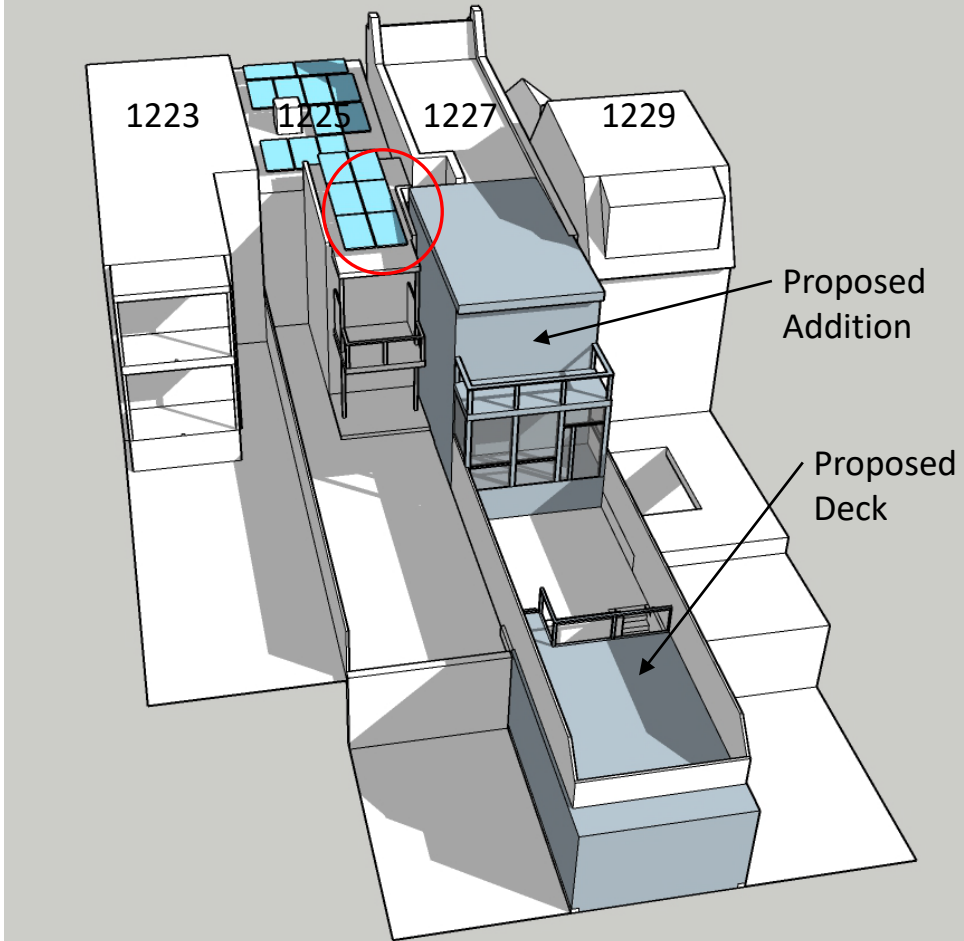
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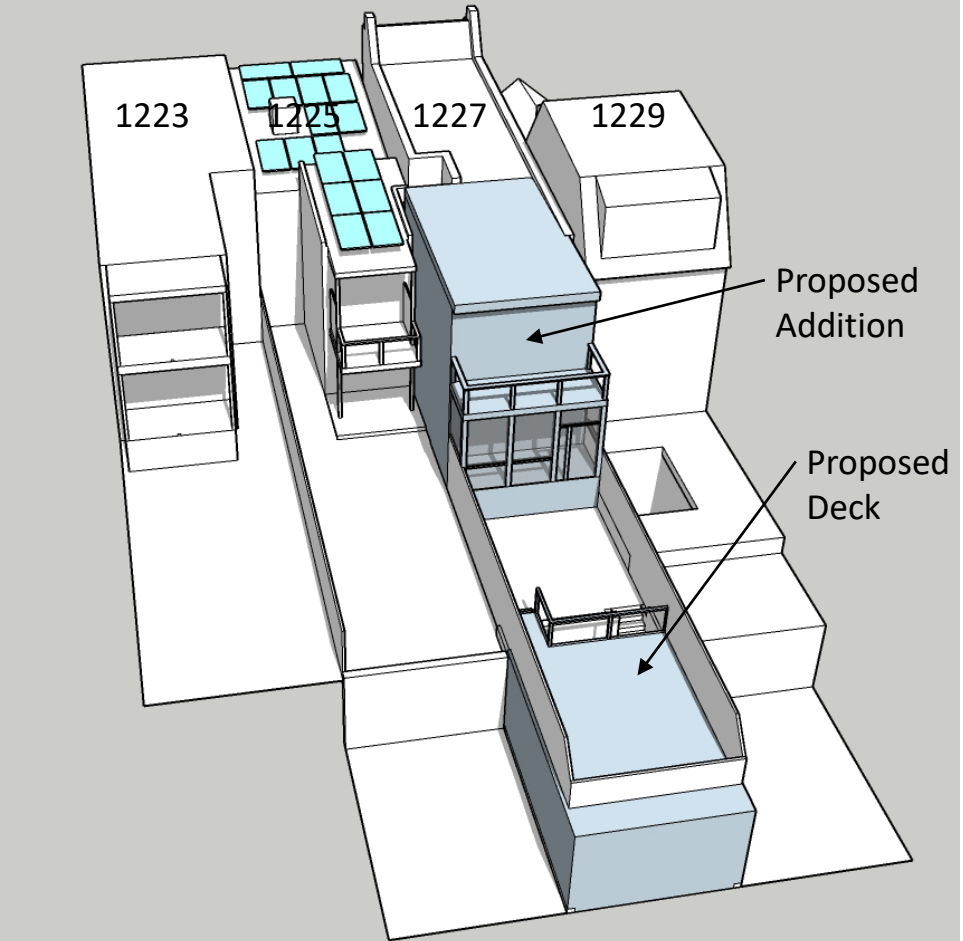
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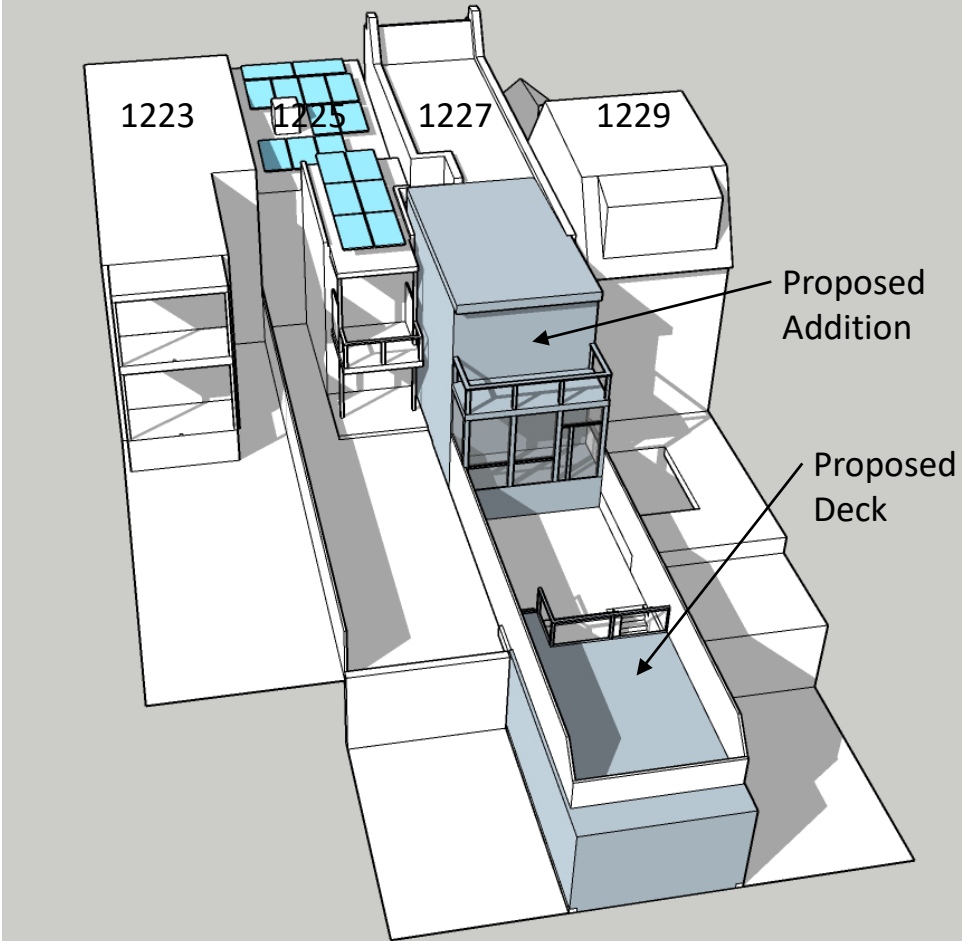
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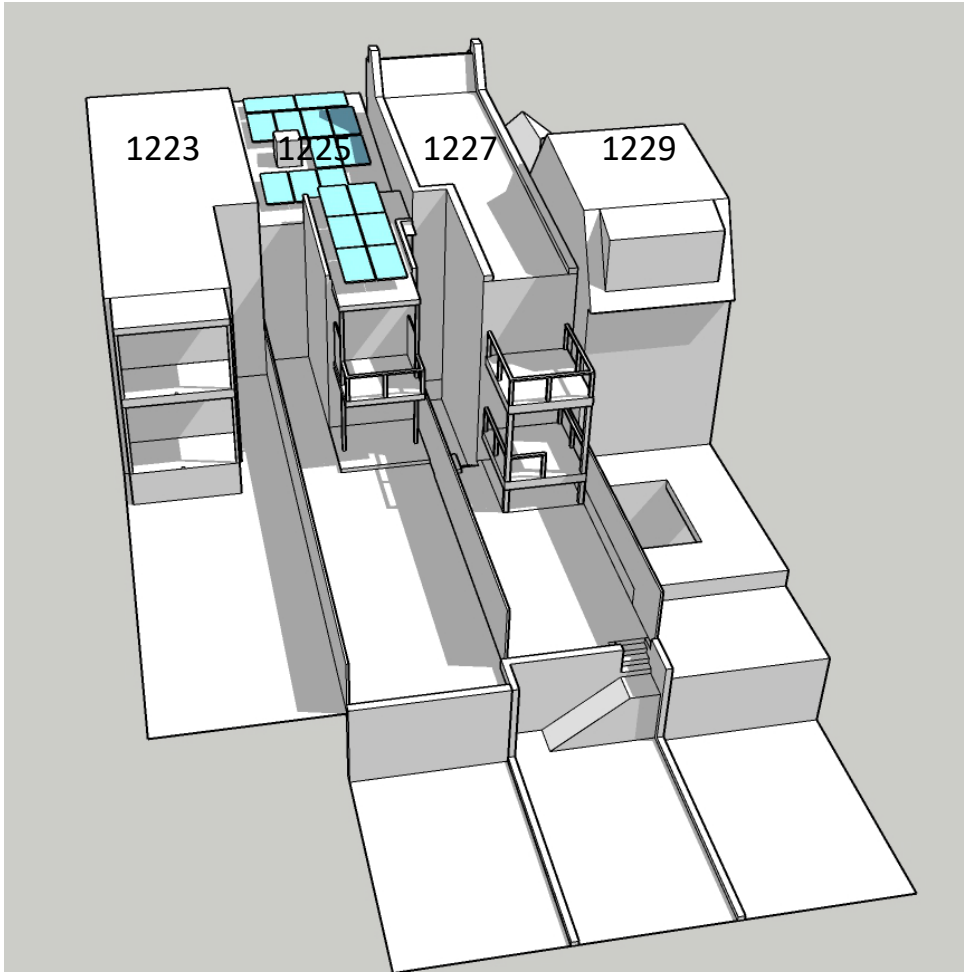


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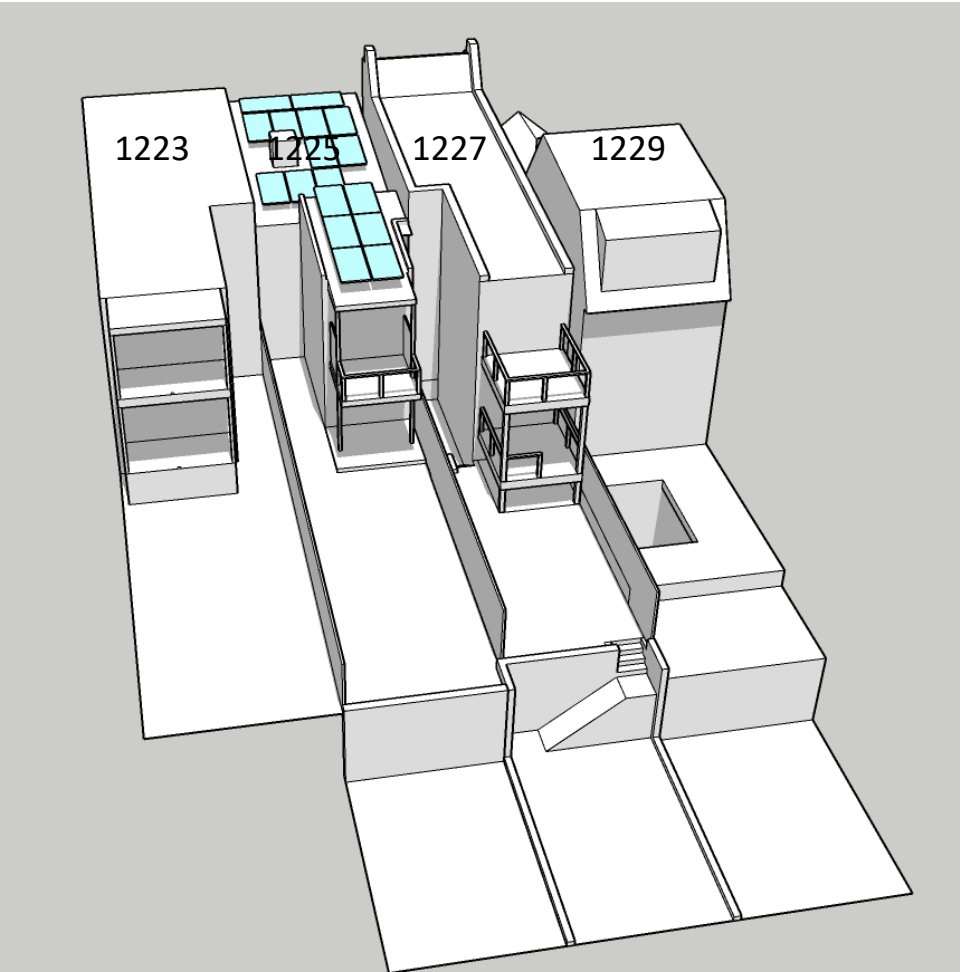


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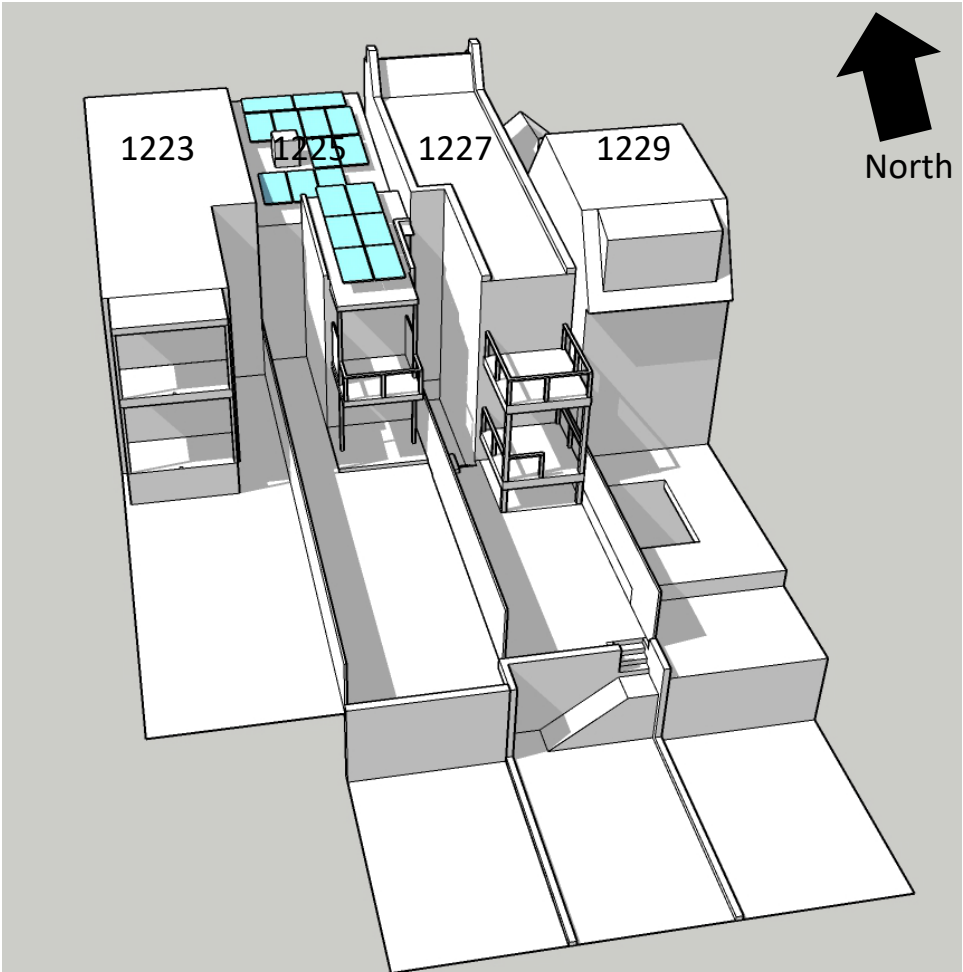




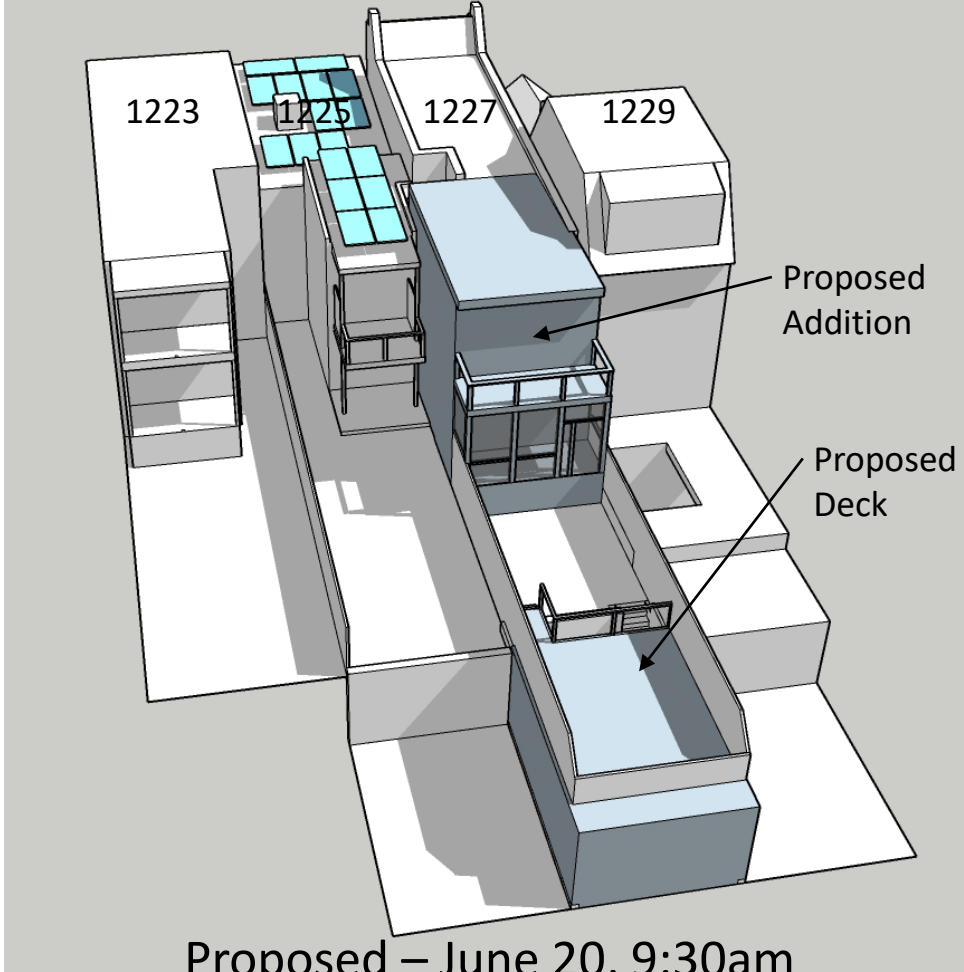
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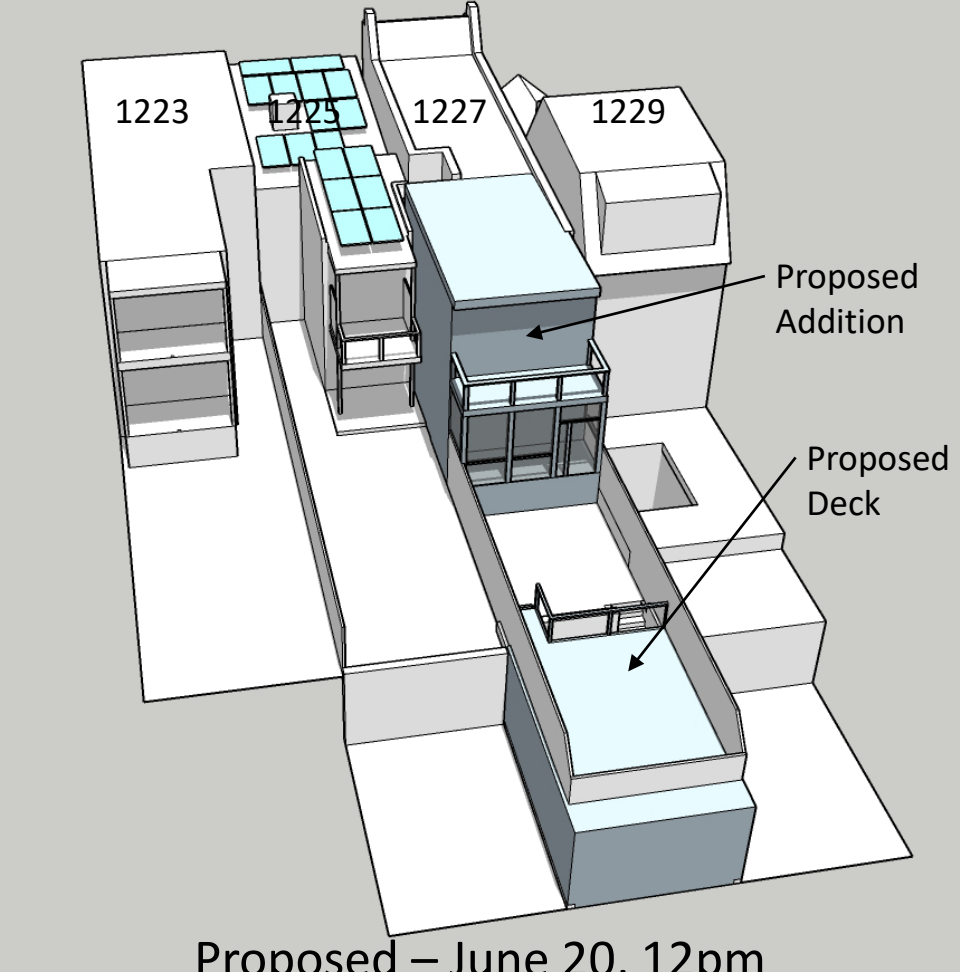
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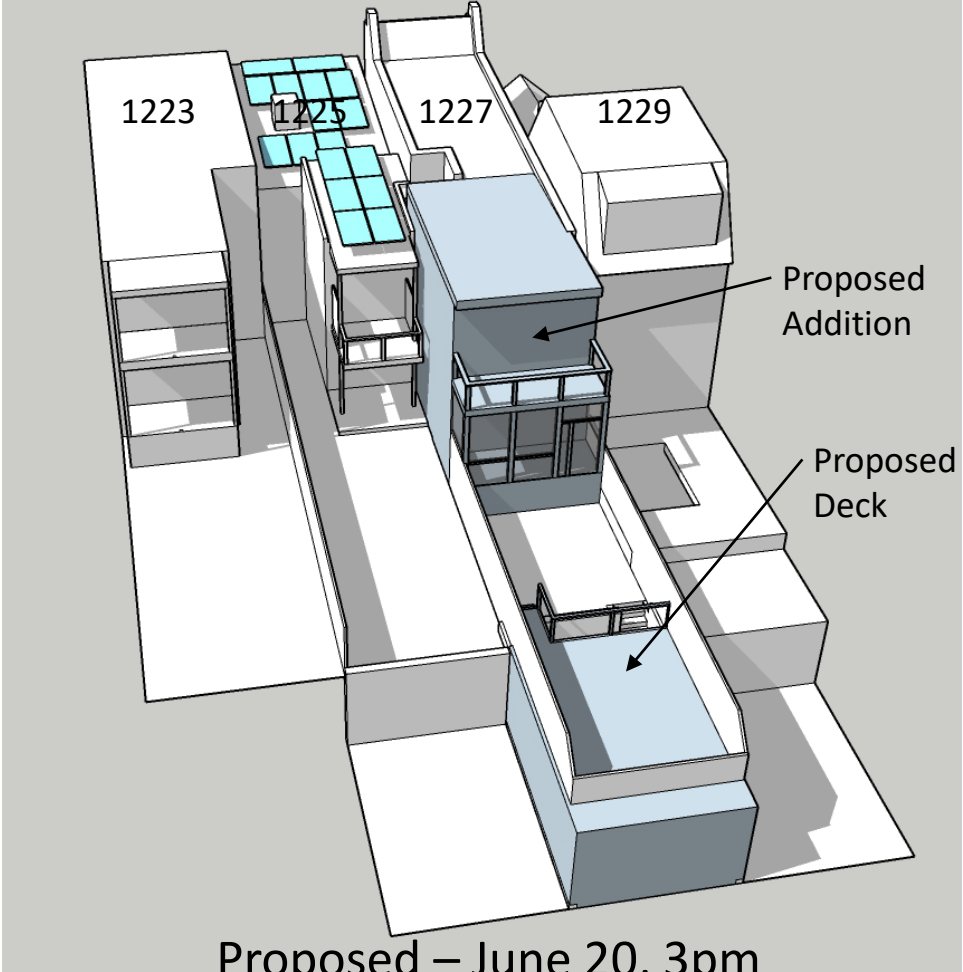
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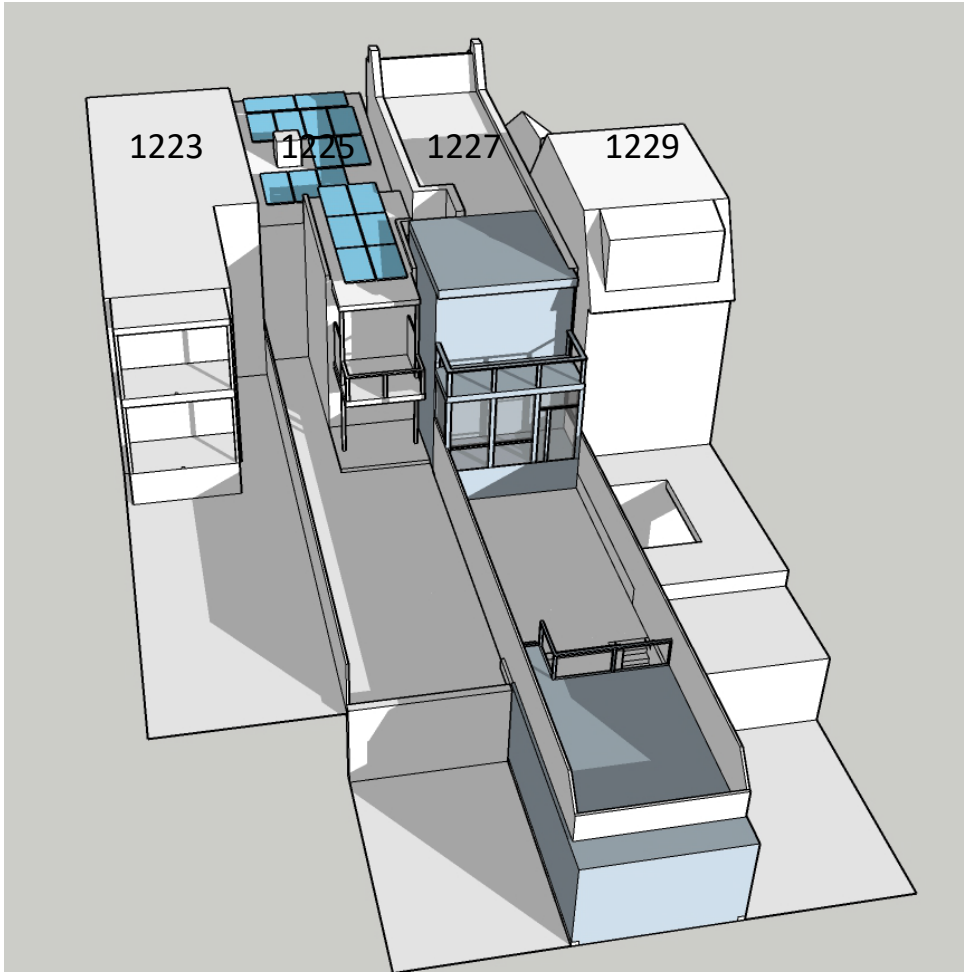
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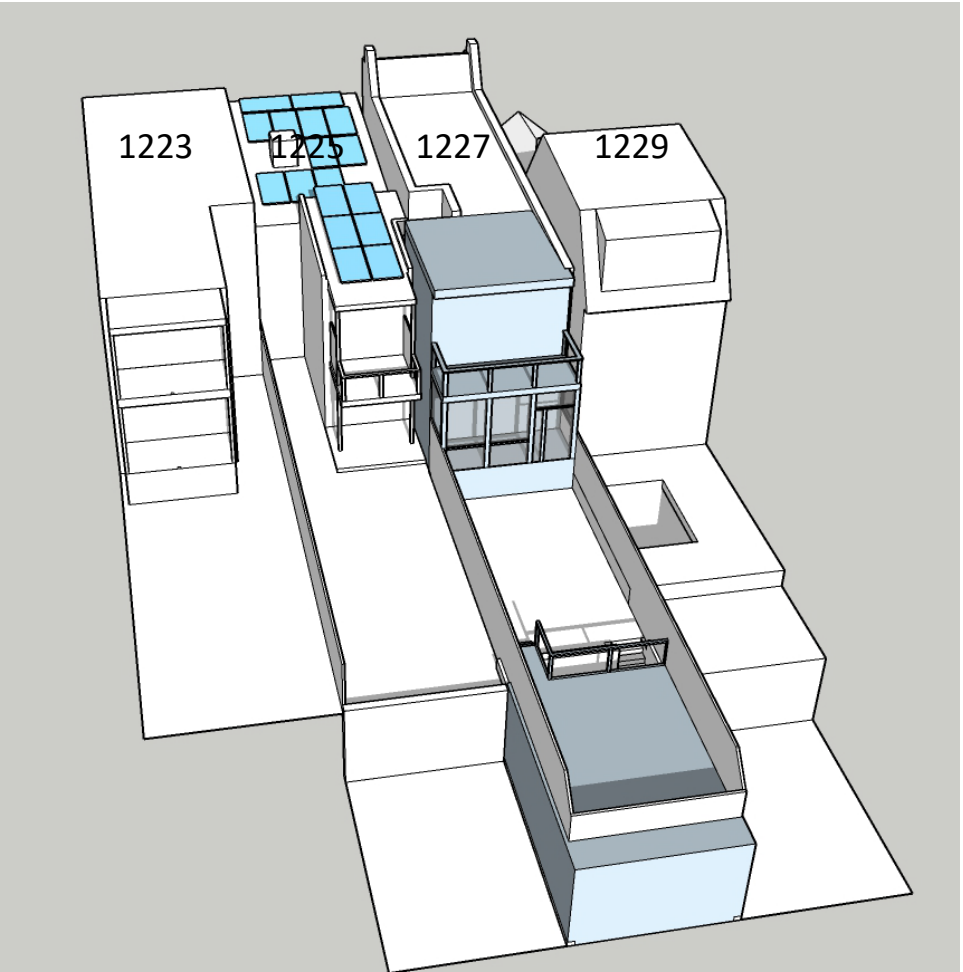
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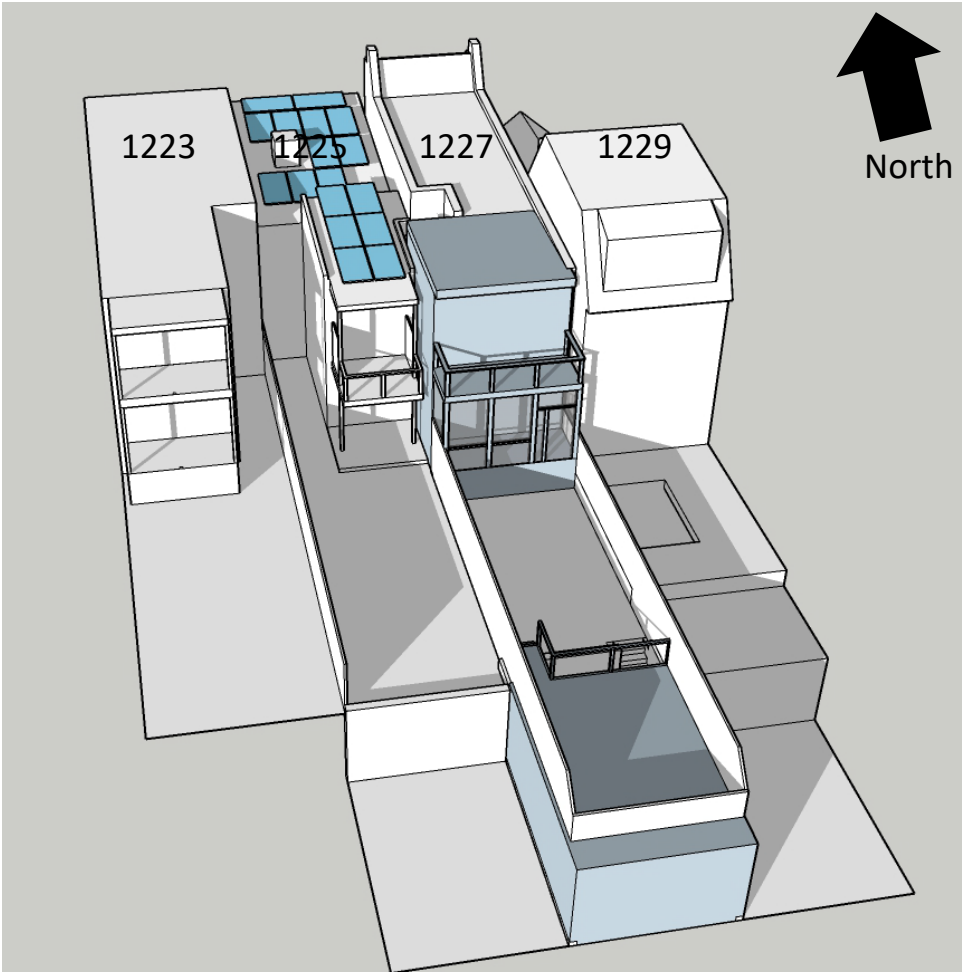
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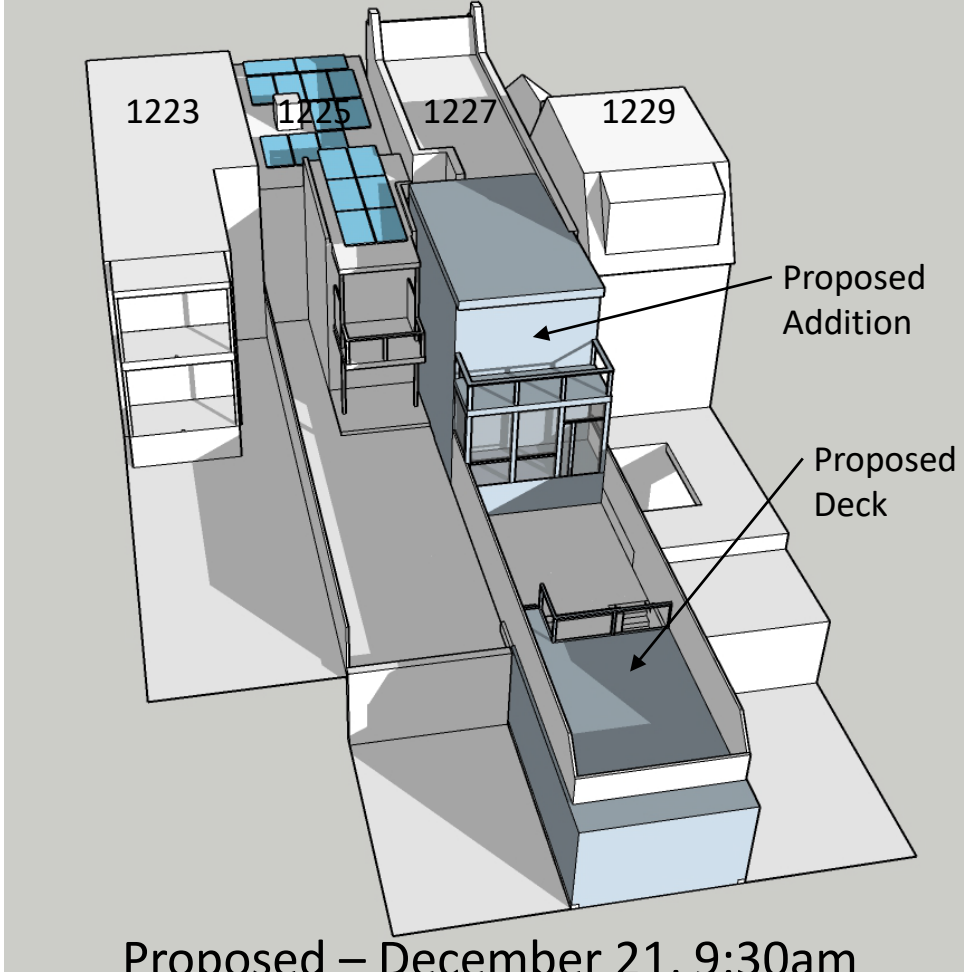
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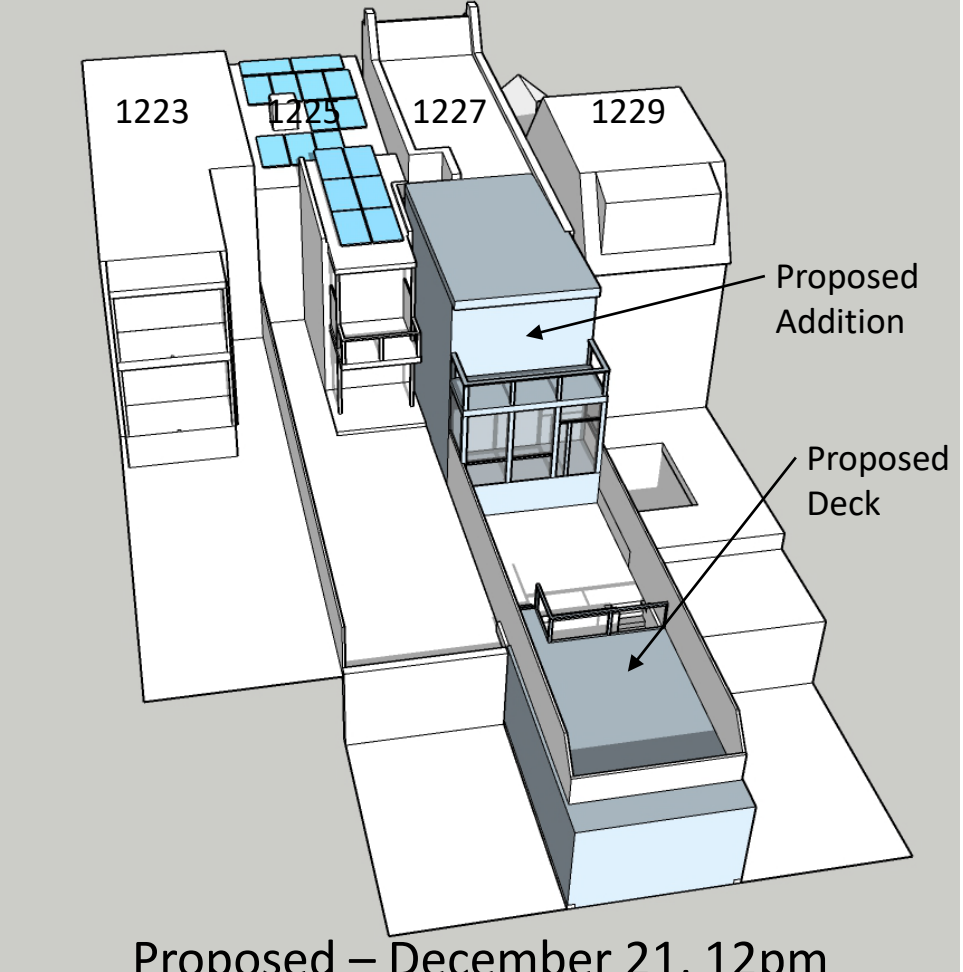
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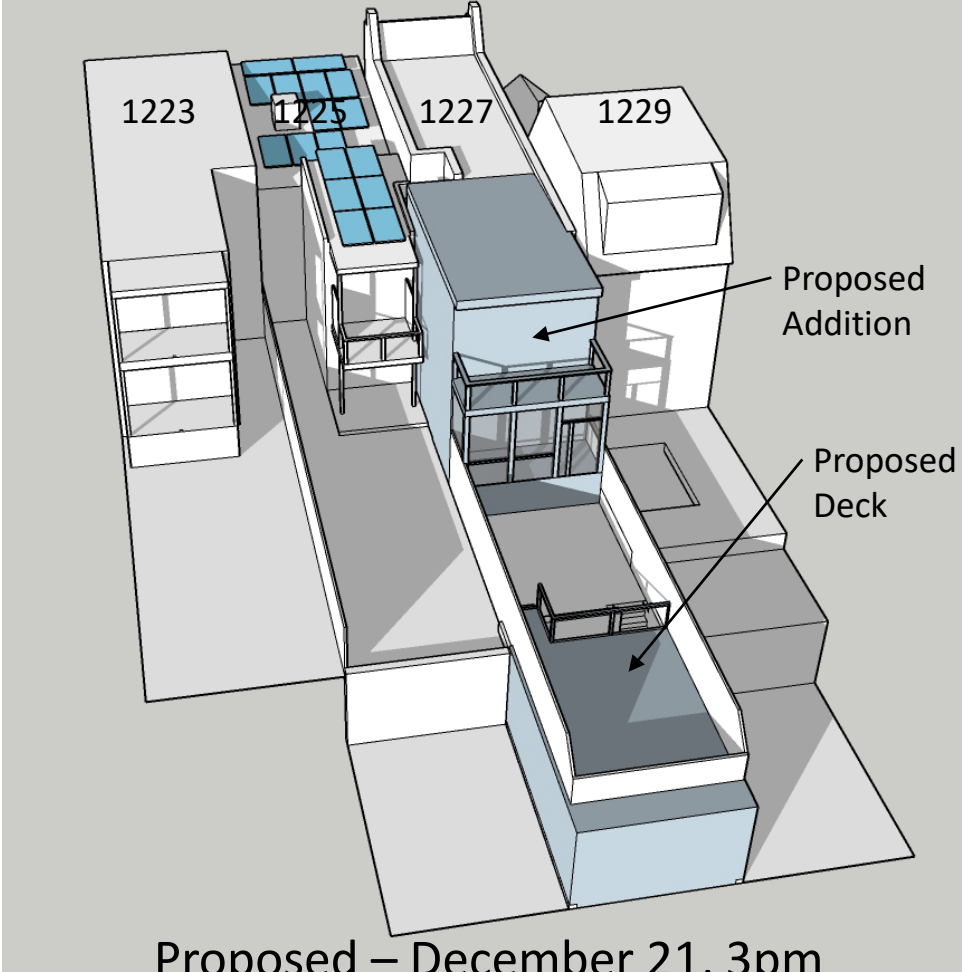
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Proposed – December 21, 9:30am

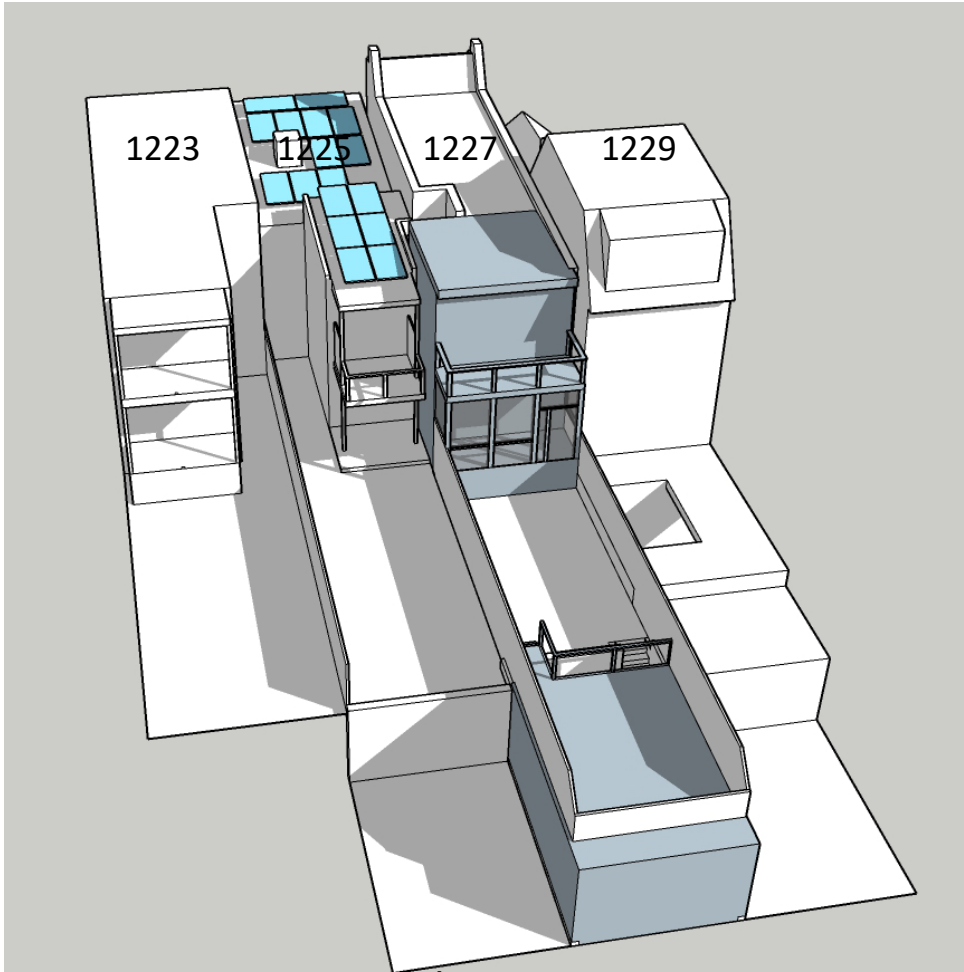


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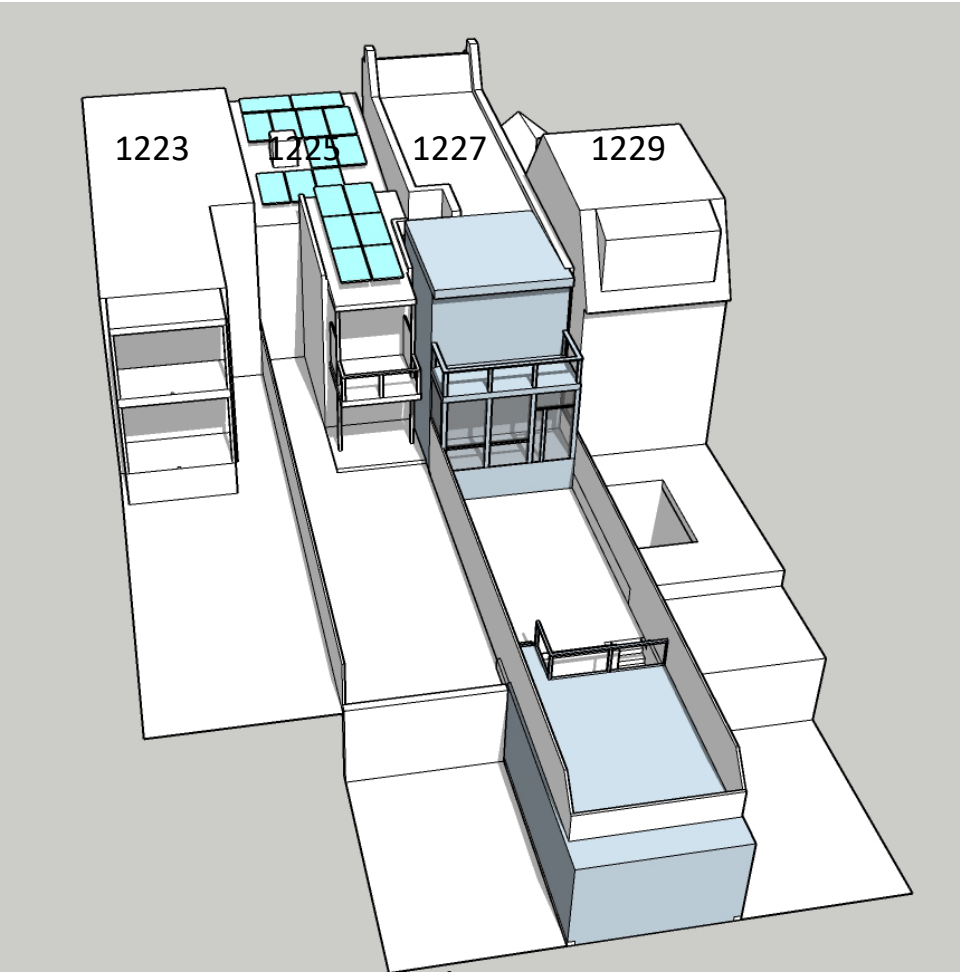


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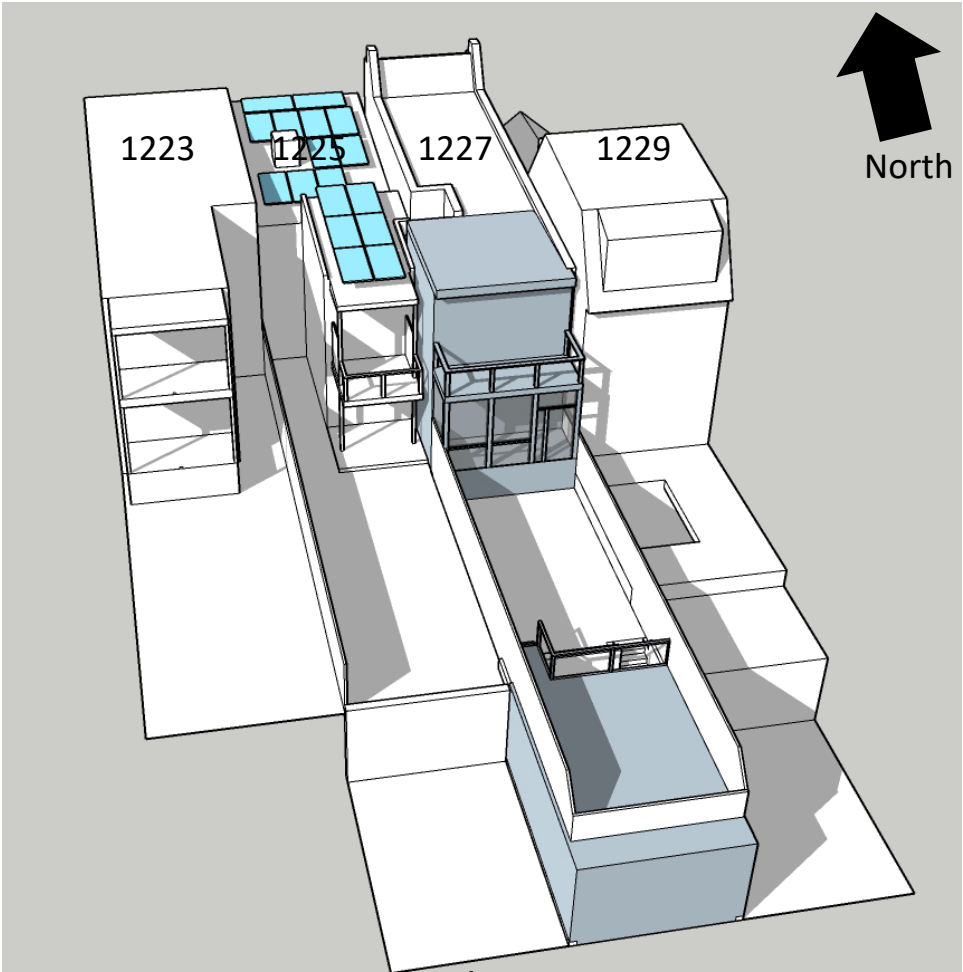




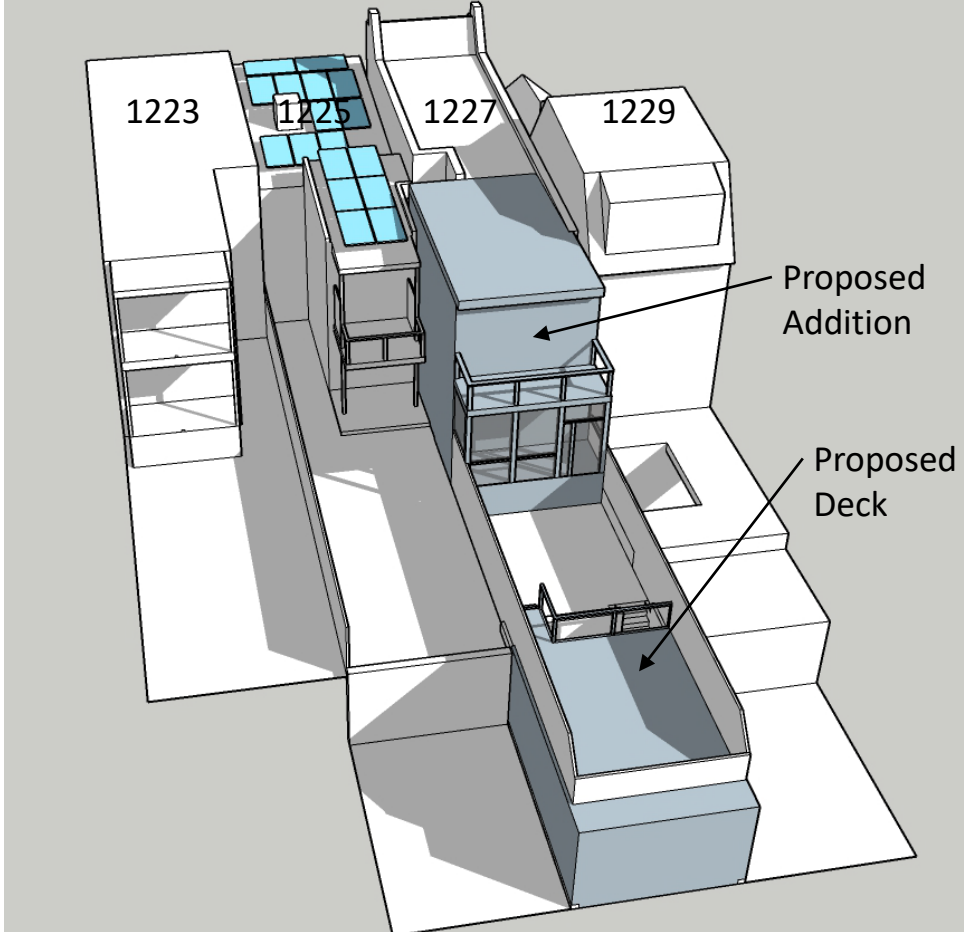
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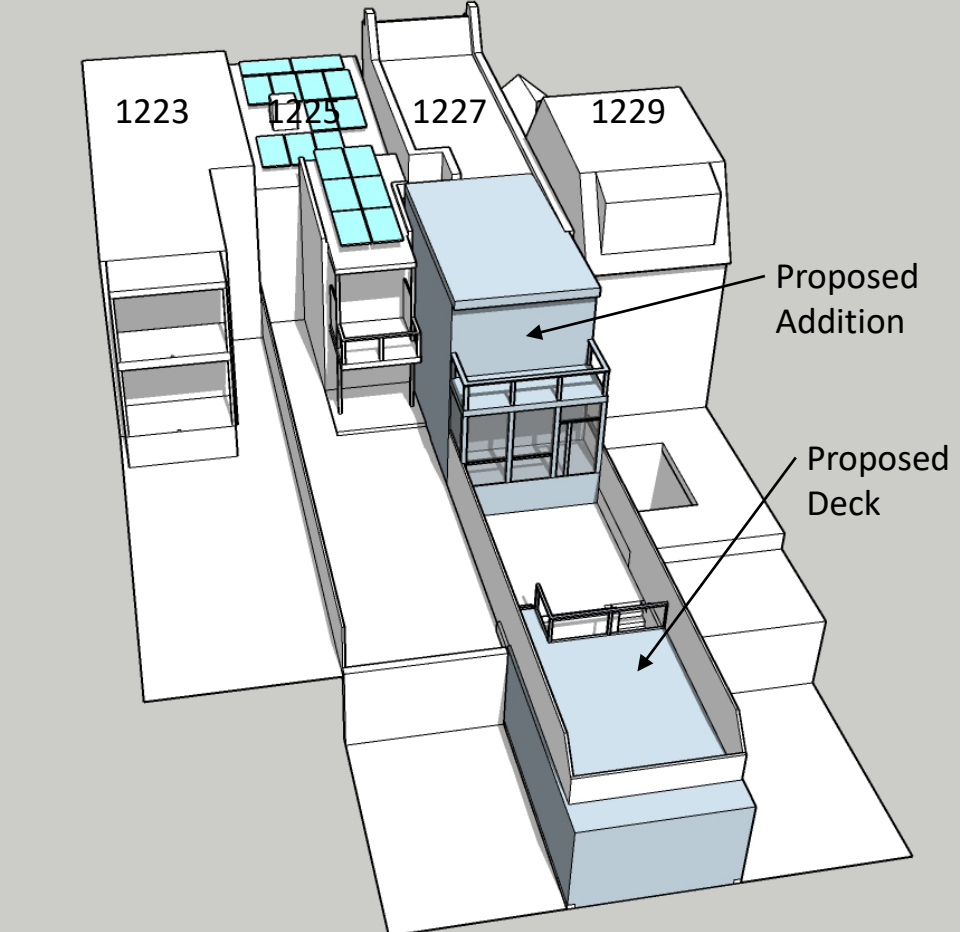
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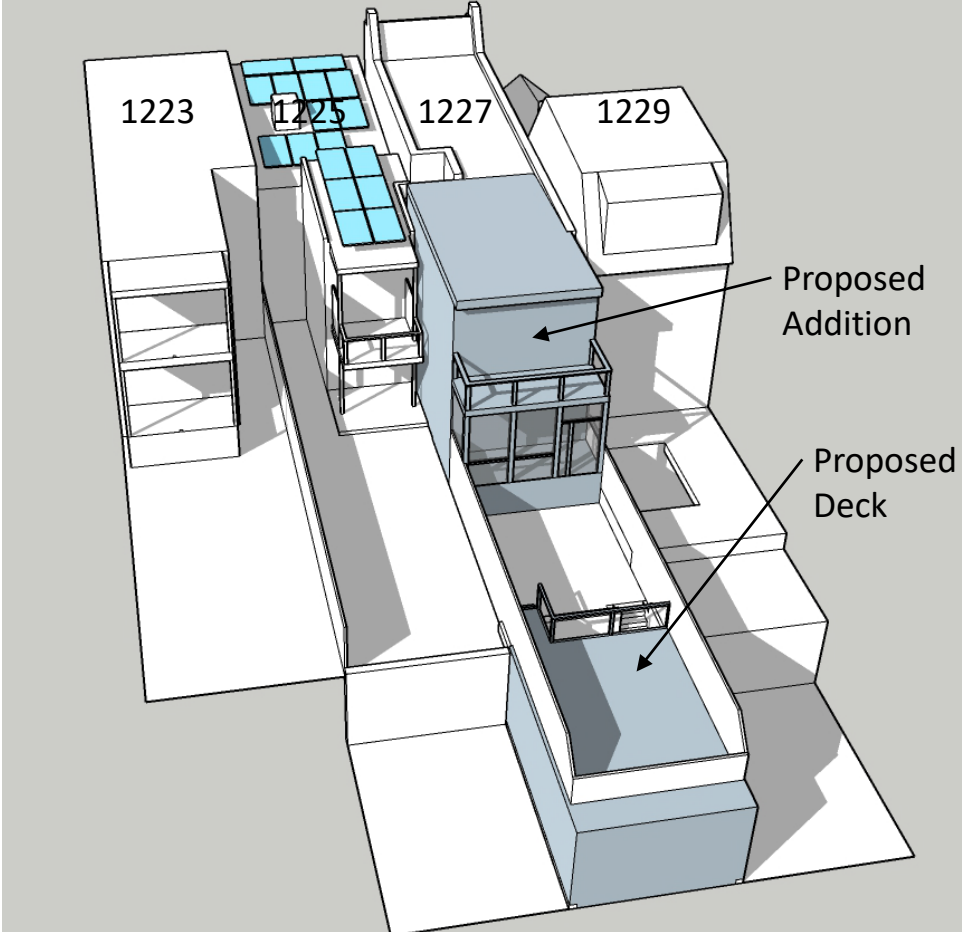
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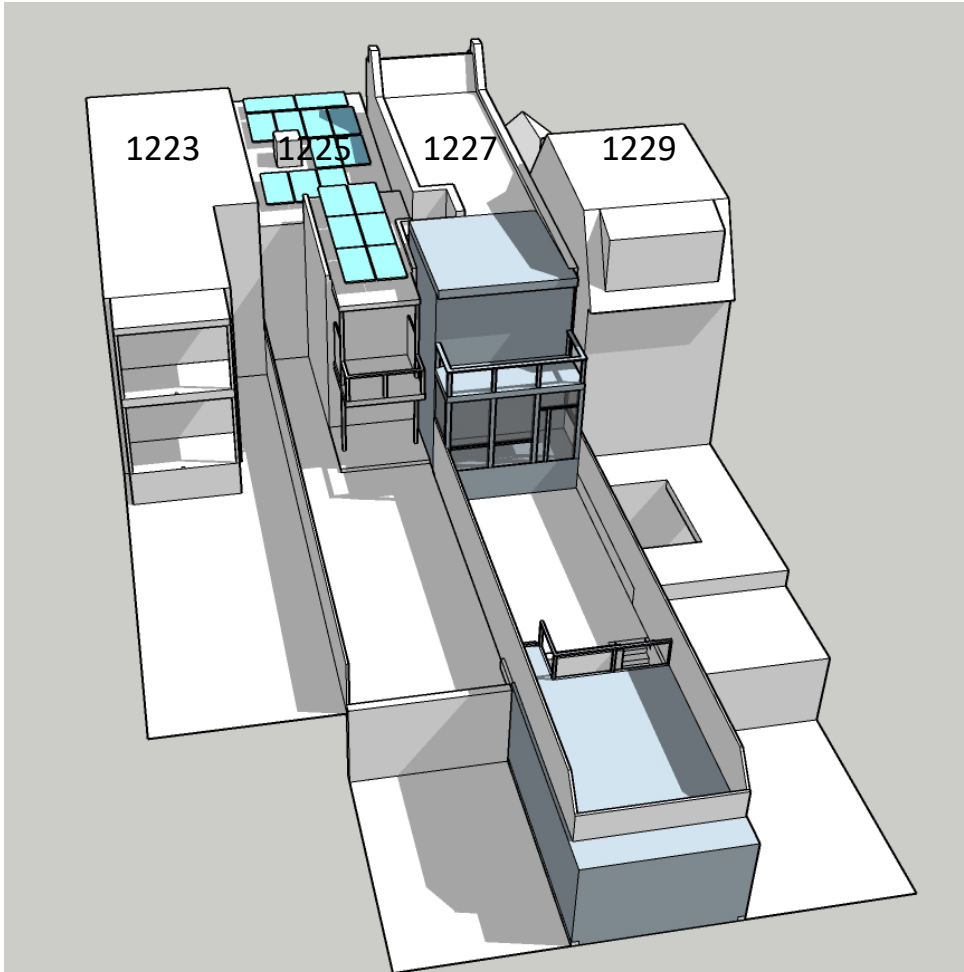
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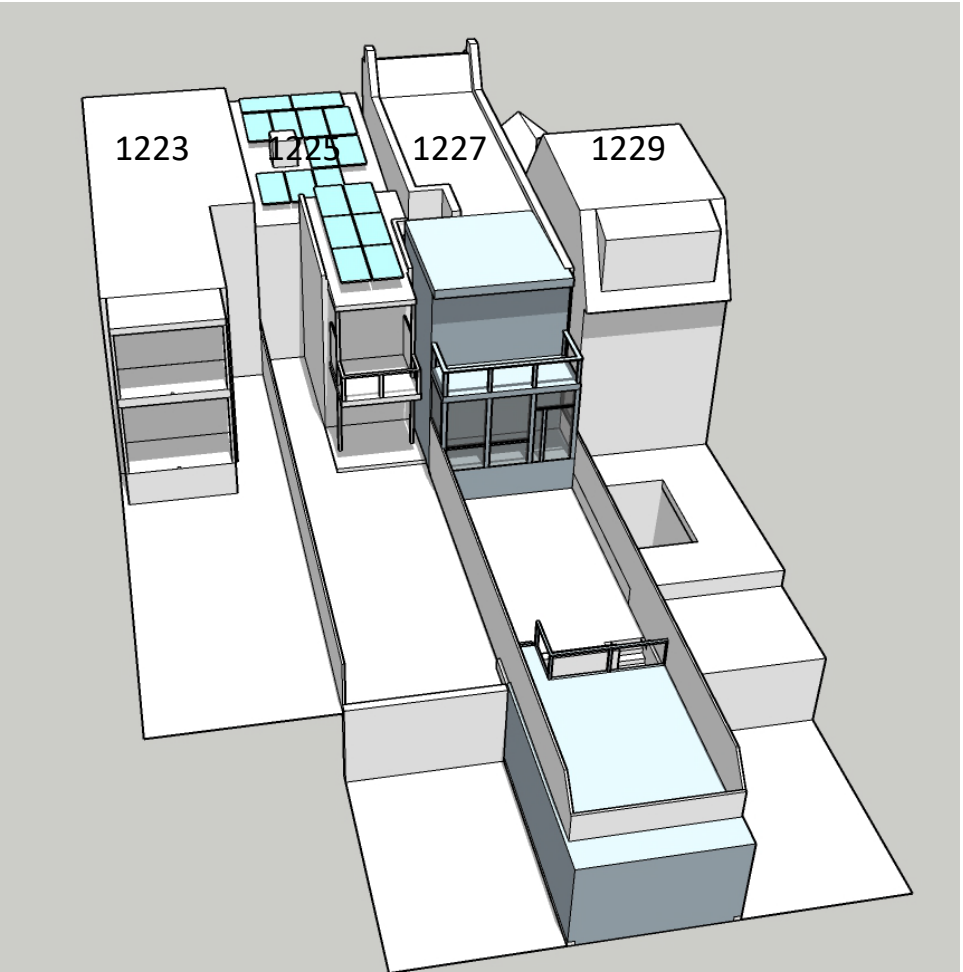
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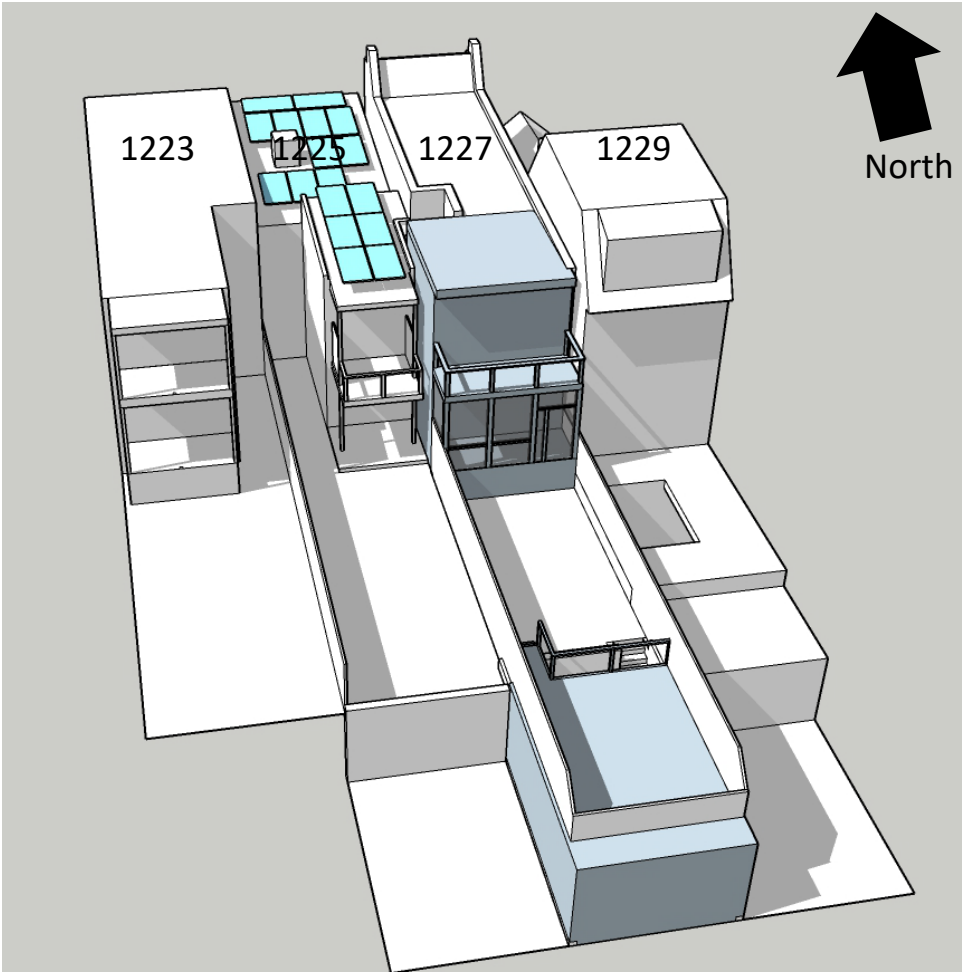
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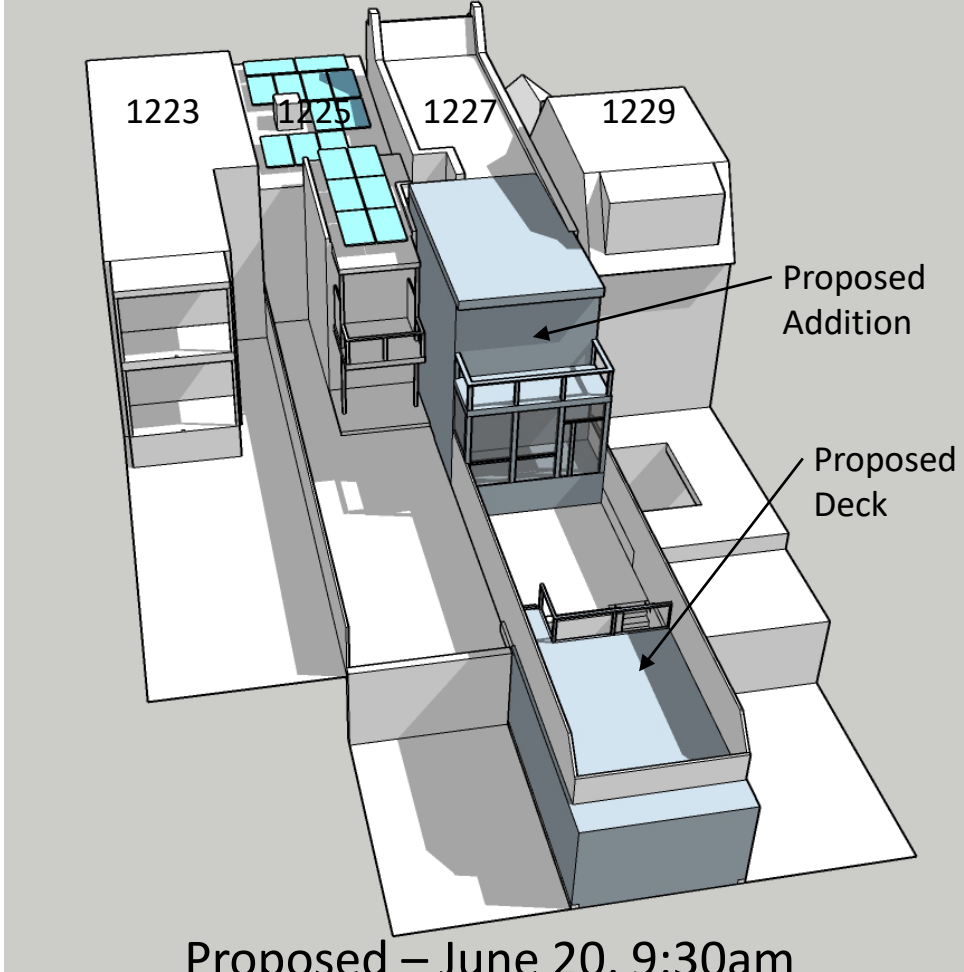
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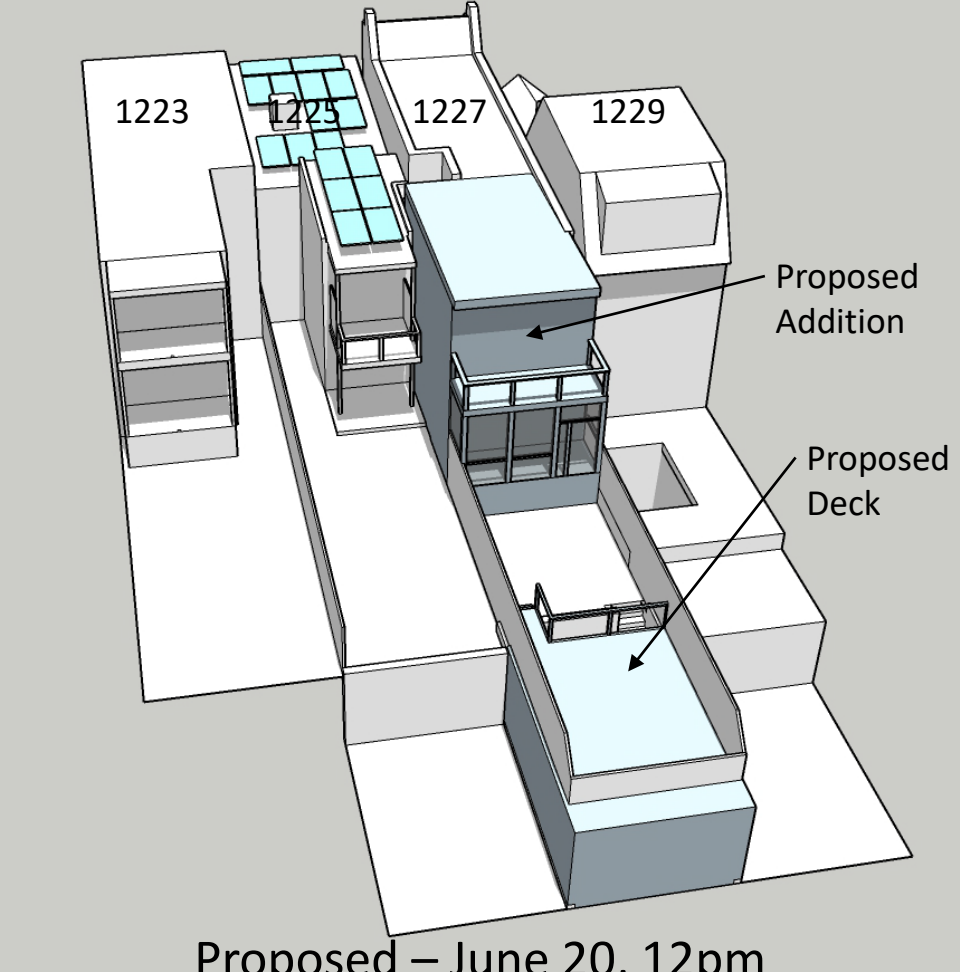
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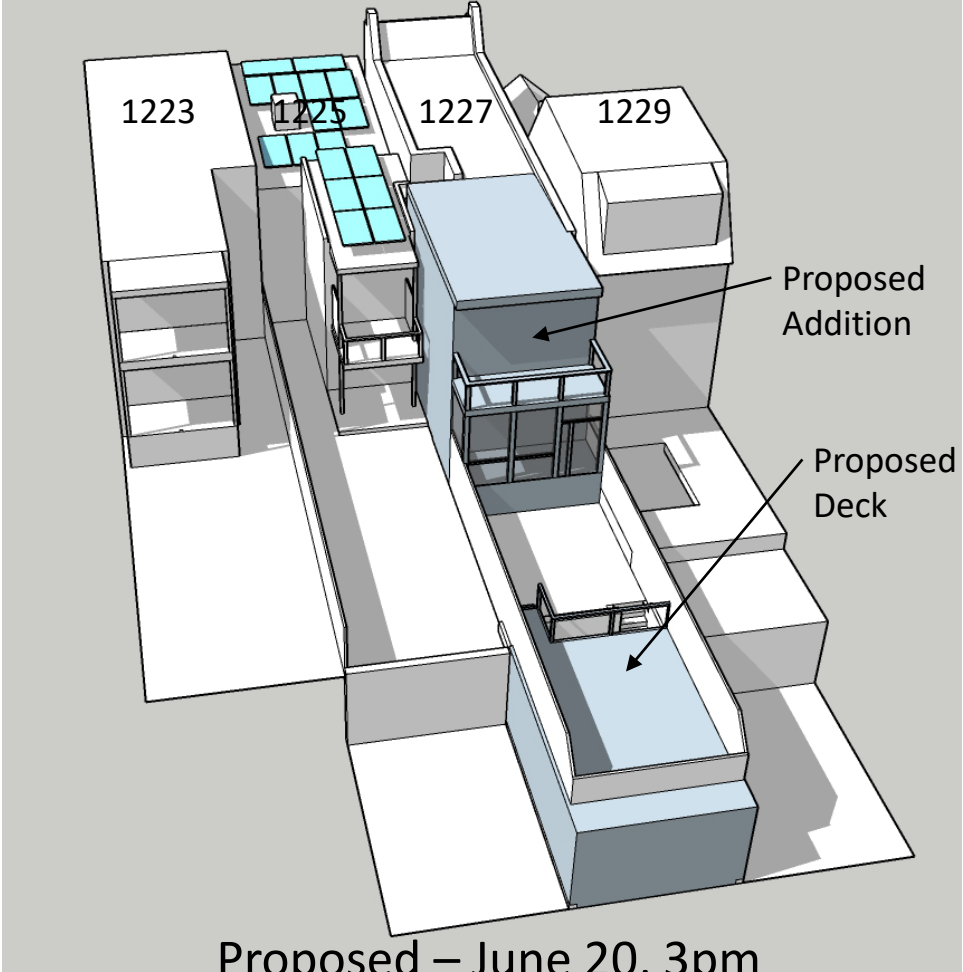
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Proposed – June 20, 9:30am

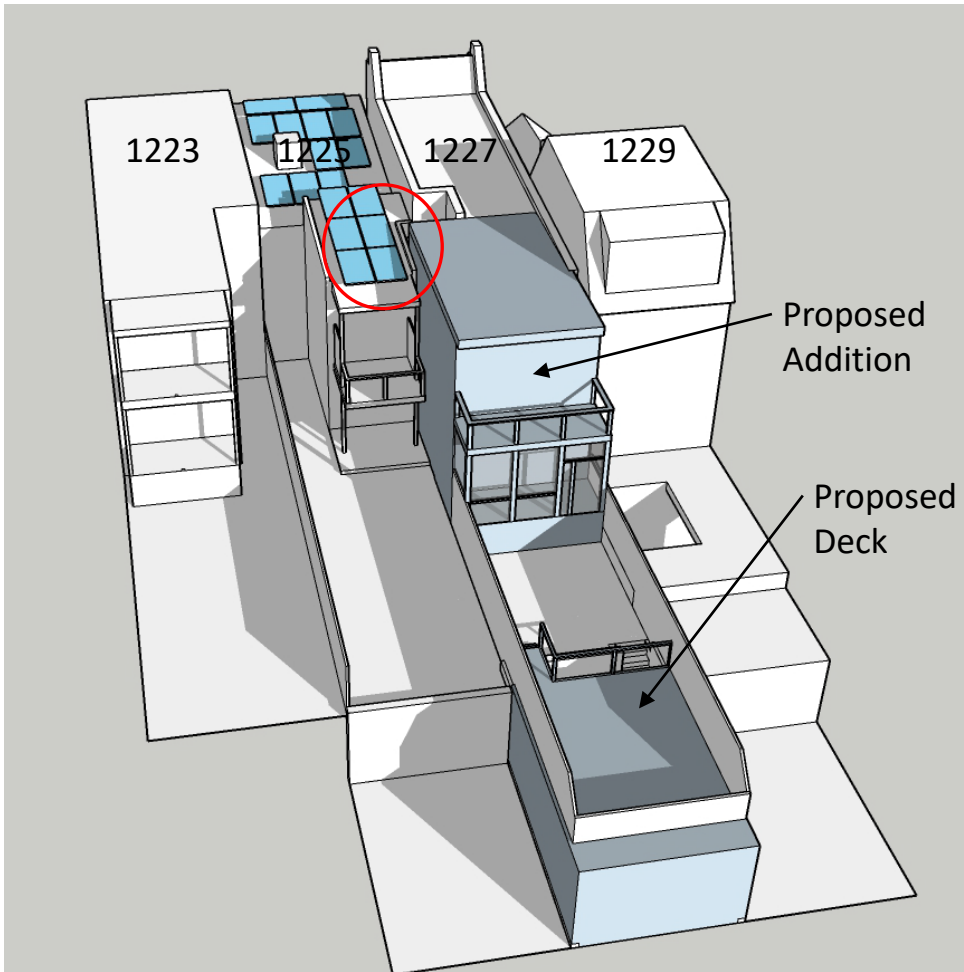


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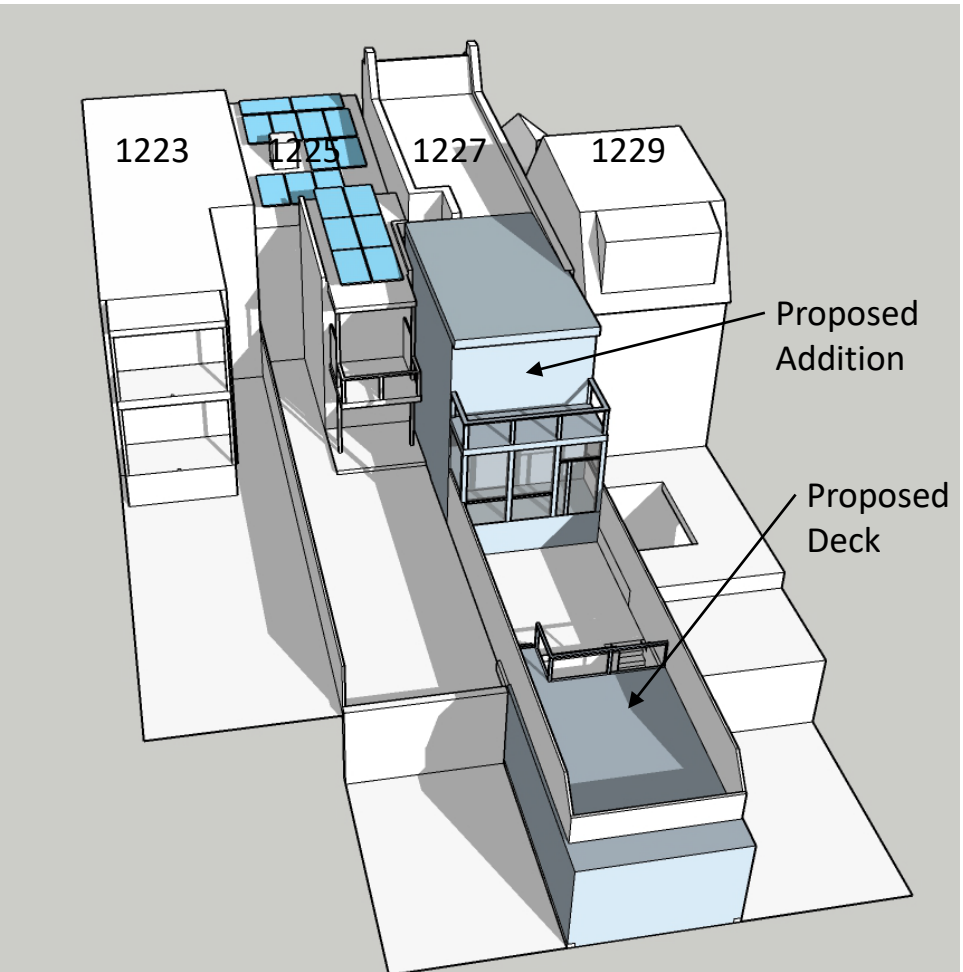


Proposed – June 20, 3pm

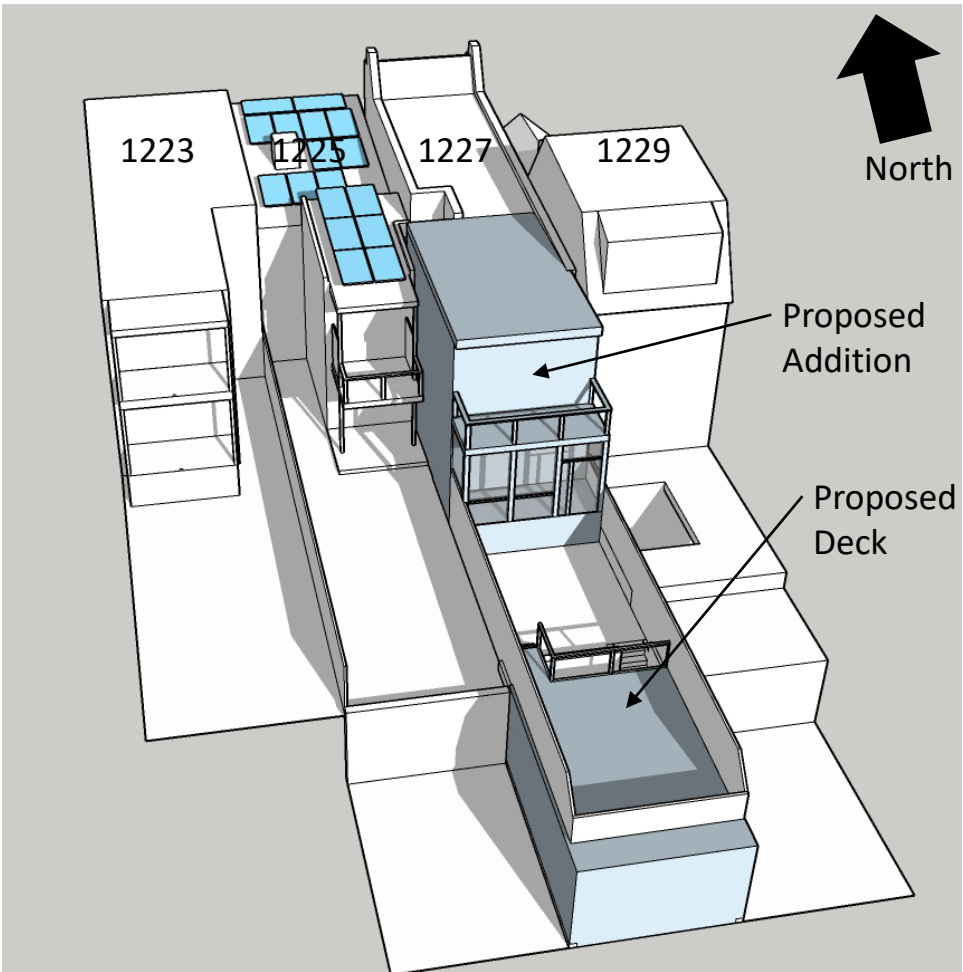




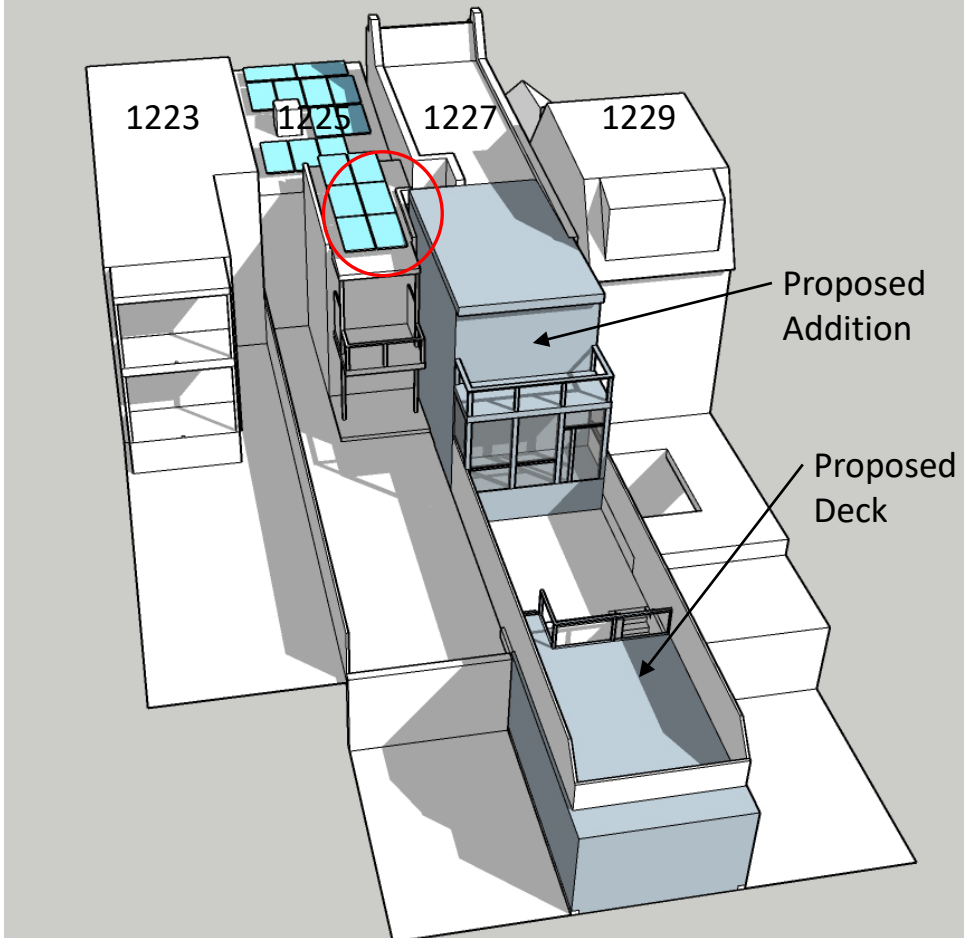
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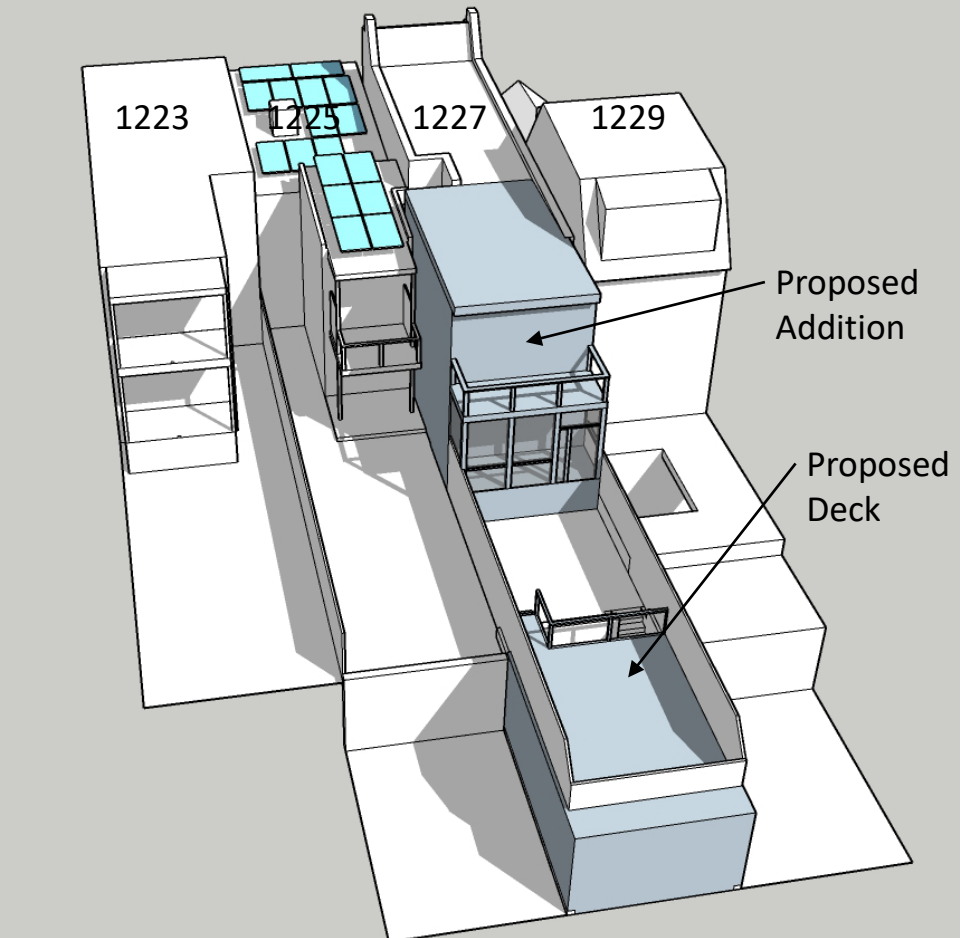
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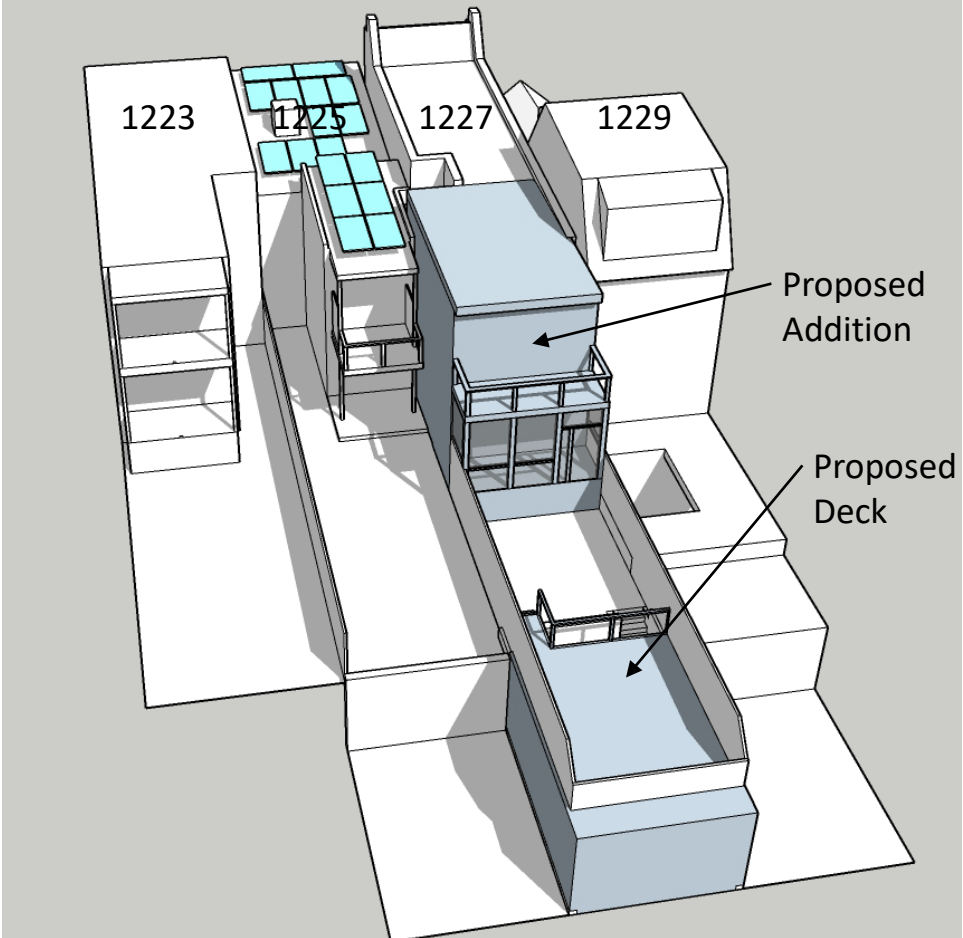
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Proposed – March/September 20, 10:00am



Proposed – March/September 20, 10:30am



Proposed – March/September 20, 11:00am



## Executive Summary Testimony October ANC 6B Planning and Zoning Meeting

- **I would support almost ANY other proposal. But I oppose this particular configuration because its combined height, length and width substantially adversely impacts use and enjoyment of my property.** I've lived next door to 1227 for 16 years. I'd support almost any of the numerous other options for a rear extension.
- **Not a "modest" proposal from where I sit.** They propose a two-story building that's taller than mine, built out 19 feet beyond my rear wall (almost twice what they are allowed) and 6 feet more of length in covered deck. They'd build up to my property line where there is currently a minimum of 5 ½ feet between our buildings. The cumulative impact will have a **substantially adverse effect on my use and enjoyment** of my property in 5 ways.
- **Frame of reference to evaluate "substantially adverse impact" is what I, the adjacent neighbor, stand to lose. Enjoyment is subjective.** They can't meet the burden of proof that they aren't they aren't substantially impacting me. They clearly don't understand the impacts and, worse, have shown that they don't care.
- **How I enjoy and use this property.** I spend most of my time at home in the rear of my house, which includes my sun porch, kitchen, sunroom and yard. It's light, spacious, expansive and offers wonderful views. Because of these features, I use this space to work, garden, meditate, paint, write, entertain, and rest.
- **Five impacts, cumulatively these add up to unduly and substantively impacted my use and enjoyment:**
  1. **The addition substantially visually intrudes upon the character, scale, and pattern of houses from the rear.** **Fundamental change to unique charm,** character, look and feel of rear of the house that made me want to buy this house to begin with. I chose this house because of it's unique rear space, with no buildings adjacent to my yard. It's open, expansive, spacious and full of light.
  2. **Big loss of views from sunroom and sunporch** (see Exhibit A, Fig 1 and 2). I look at and love this view every day. It will be replaced by this brick wall. This unduly compromises my enjoyment of my property.
  3. **Loss of spaciousness,** where I now have open space, I would instead have the gigantic brick wall right on top of me (see Exhibit A, Fig 1-6). This unduly compromises my enjoyment of my property.
  4. **My light will be unduly affected** (see architect report Exhibit B). *"The proposed extension will indeed impact direct sunlight in the entire south façade and an extensive part of the backyard...the extension will **significantly** block sunlight from early morning hours until noon, which during the winter makes up for over half of sunlight hours".* Any natural light in a dark row house is at a premium. I'd lose light year-round, from sunrise to noon. Most extreme impact in winter, when lots of us suffer seasonal depression and light is most precious. Would be in the dark over ½ the day. Would greatly diminish my enjoyment of my sunroom and sunporch. If they stayed within the 10 foot regulation, there would only be a negligible loss of light. May be part of the rationale for the 10 foot rule.
  5. **Impacts on tree and plants** – ex. favorite tree of great sentimental value will likely be damaged at the root and vegetable/flower garden and other trees impacted from loss of sun. Unduly compromising enjoyment of my property. (see Exhibit A, Figure 7 and Figure 3 for deck plant loss)
- **Slippery Slope:** What if the neighbor on the other side of me decides to do the same thing? Will go from light and airiness to a cave.
- **I am eager to compromise:** Margaret and Paul have refused to hear me out, stating *"knowing what we know about the process, we do not expect to have a problem with the ANC and BZA approving our plans as is"* and asking me to drop the opposition, rather than address my concerns (pers. comms Aug 15<sup>th</sup>). Instead, they've campaigned neighbors **NOT** impacted by their proposal to give letters of support. This is not good faith neighborliness. My experience with ANC is that they would like to see the proposing owner work out issues with adjacent owners.

The BZA exception criteria are clear -the impacts on me, the adjacent neighbor, matters. Margaret and Paul claim that this proposal is their only option. That's patently false-there are lots of other options to get more livable space that I could support. I remain flexible and open to compromise and ask them to work with their architect on a new design.

## Exhibit A. Before and After Impact Photos 1225 E St.

*Figure 1. Current view from sunporch. I love this open-sky view.*



*Figure 2. Rendition of view from sunporch with proposed extension. Not the view I signed up for 16 years ago.*





***Fig 3. Sunporch sun-loving plants will be impacted by brick wall***



***Fig. 4. Current backyard, 10-19 foot from my rear deck, straight view***



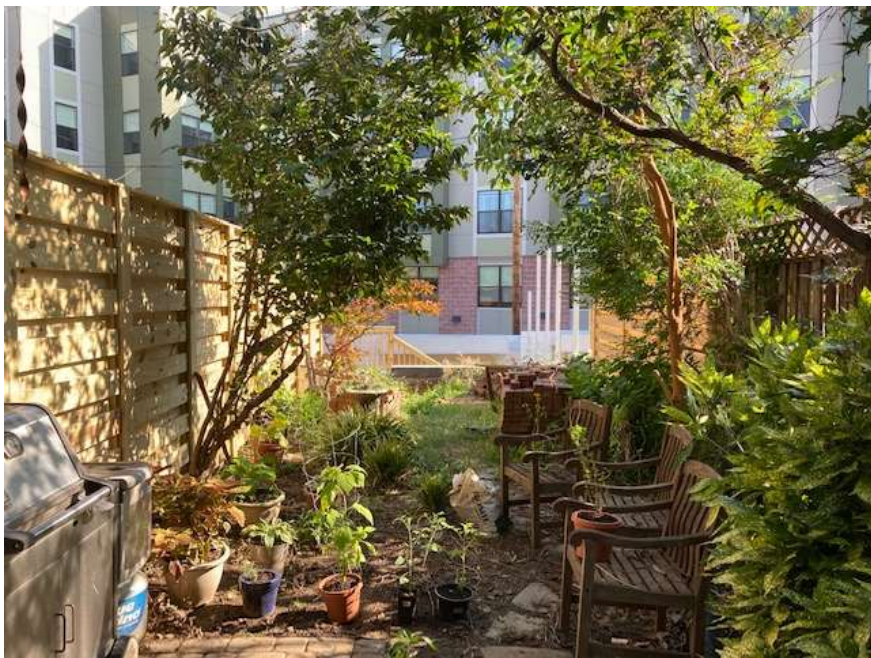
***Fig 5. Backyard, 10-19 foot from my rear wall, looking up***



***Fig 6. Rendition of Proposal Backyard, 10-19 foot zone, Goodbye Open Sky, Hello Giant Brick Wall***







***Figure 7. Beloved cherry tree, roots will be damaged by proposal. Garden may be impacted by light loss***

## 1227 E Street SE - Addition and Renovation

### Sunlight Affections on 1225 E Street SE:

The following study is to establish that the proposed extension on 1227 E St will indeed impact direct sunlight in the entire south facade and an extensive part of the backyard of the building in 1225 E St.

The location of the project is at a high latitude zone in which winter daylight levels are low, making it important to maximize daylight penetration in the building. Daylight from early morning hours is an important strategy for housing at these latitudes, and the extension will significantly block sunlight during early morning hours until noon, which during winter makes up for over half of sunlight hours.

Solar data for the location during:

- **Winter time** (01.Jan.2021) 9:34 UTC-5:  
Dawn: 06:56:47  
Sunrise: 07:26:15  
Sun peak level: 12:11:44  
Sunset: 16:57:21  
Dusk: 17:26:49  
Duration: 8h31m6s
- **Spring time** (26.Apr.2021) 9:34 UTC-5  
Dawn: 05:47:41  
Sunrise: 06:15:43  
Sun peak level: 13:05:41  
Sunset: 19:56:18  
Dusk: 20:24:25  
Duration: 13h40m35s
- **Summer time** (01.Jul.2021) 9:34 UTC-5  
Dawn: 05:14:37  
Sunrise: 05:46:09  
Sun peak level: 13:11:56  
Sunset: 20:37:31  
Dusk: 21:09:01  
Duration: 14h51m22s

- **Autumn time (26.Oct.2021) 9:34 UTC-5**  
 Dawn: 07:02:40  
 Sunrise: 07:28:41  
 Sun peak level: 12:51:53  
 Sunset: 18:14:33  
 Dusk: 18:41:33  
 Duration: 10h45m52s

Daylight access for the building in 1225 strongly depends on the existing orientation of the building, and the angle in which the sun rises from east west during sunpeak hours will be blocked by the extension and deck in 1227.

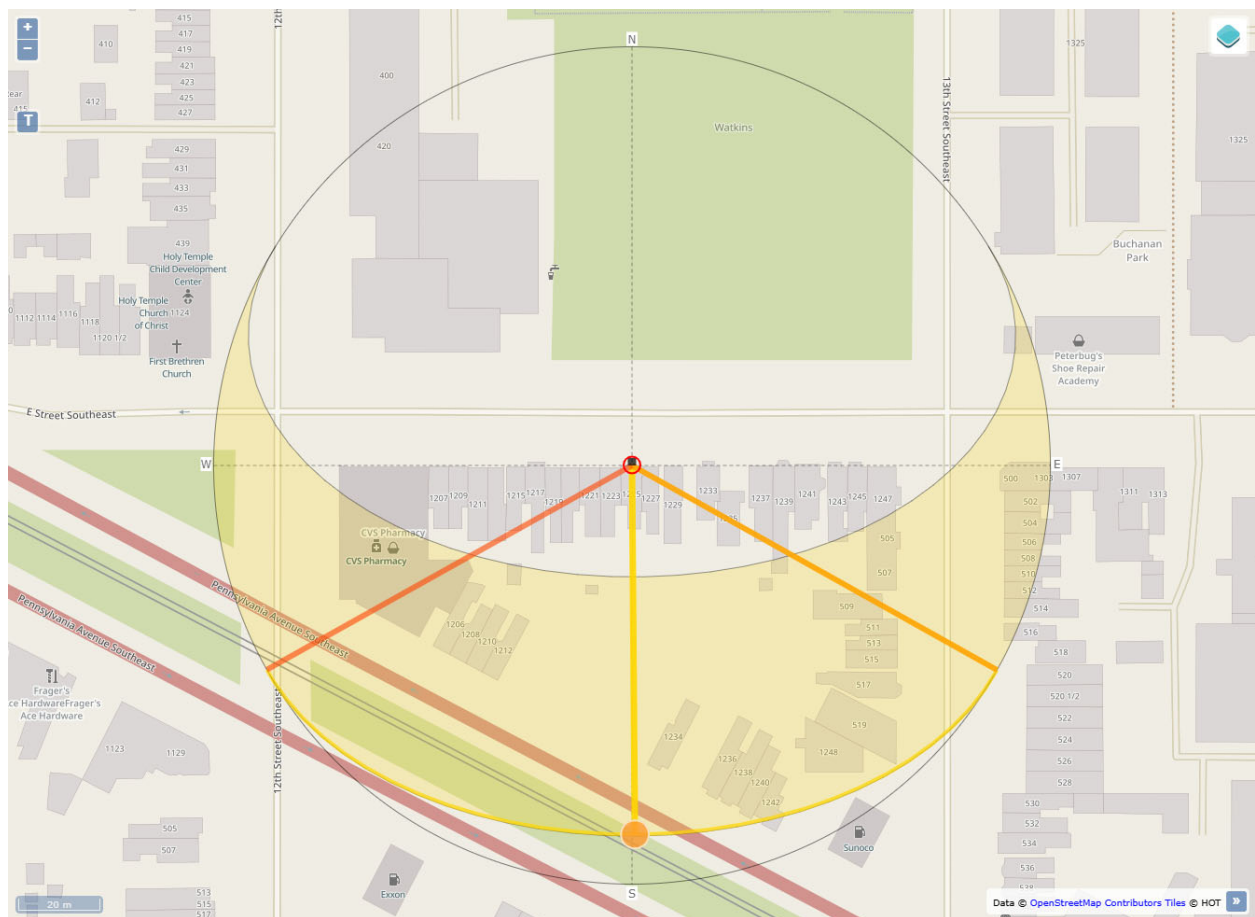
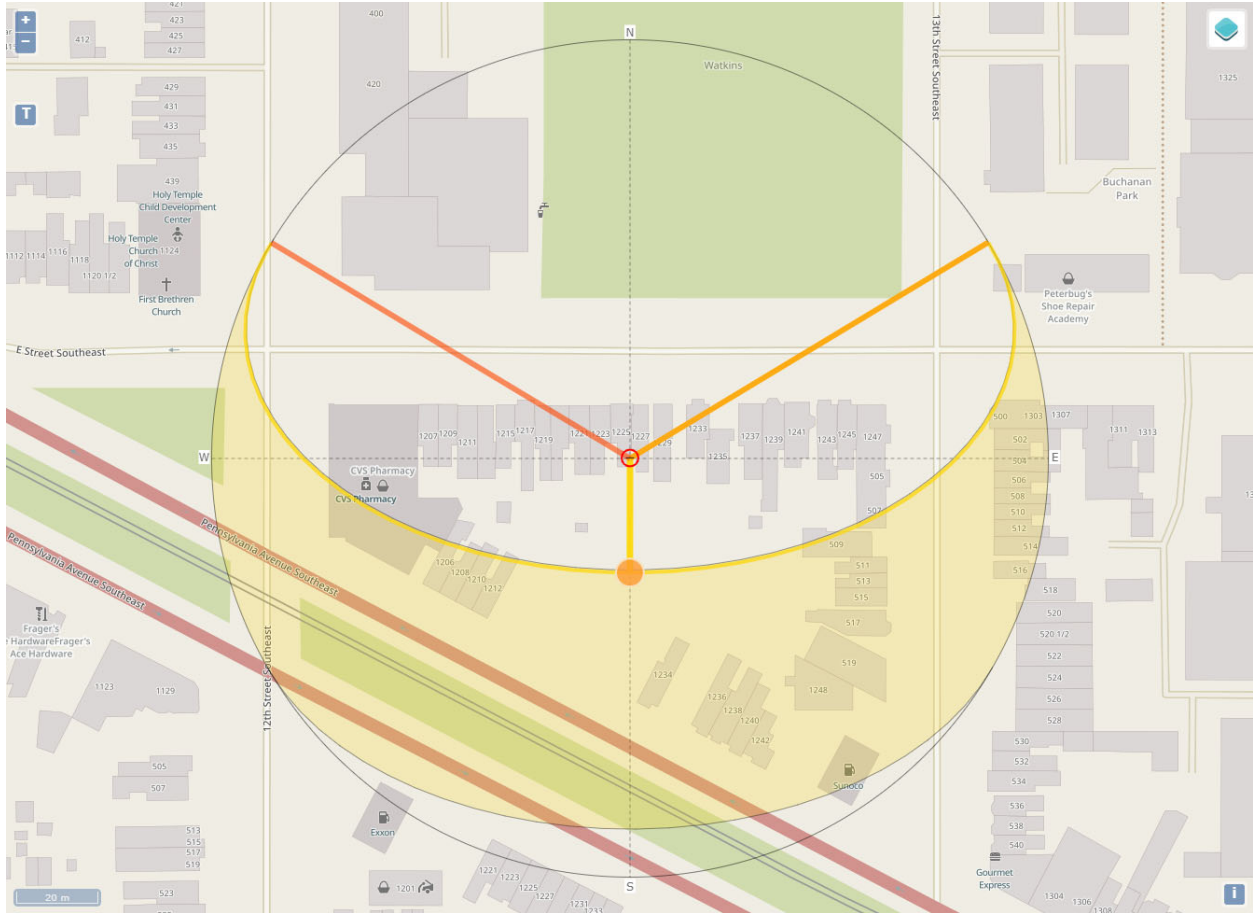


Figure 1: Sunpeak during winter time

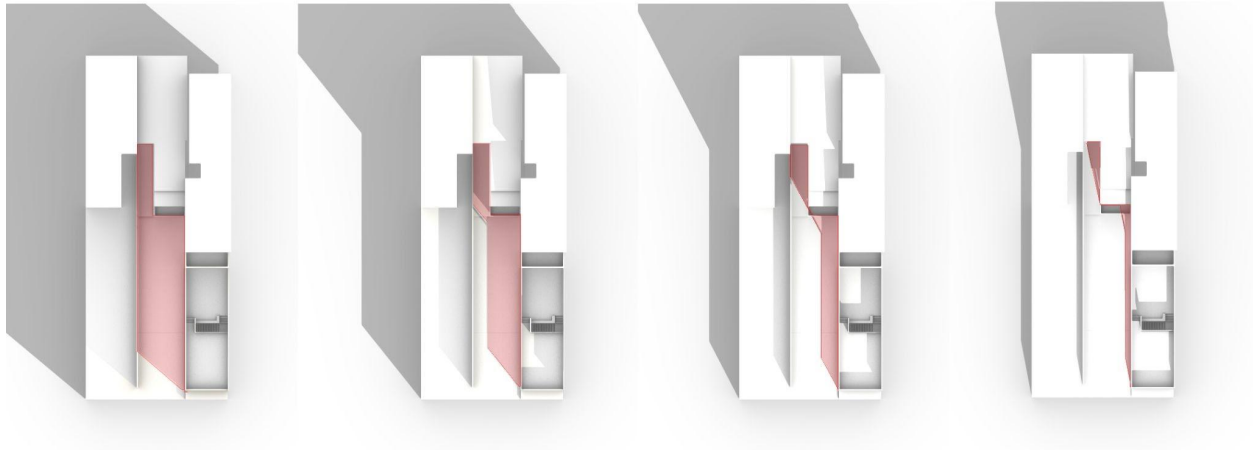




*Figure 2: Sunpeak during summer time*

The proposed extension and deck will decrease the amount of light on the south facade and backyard due to it's long casted shadows:

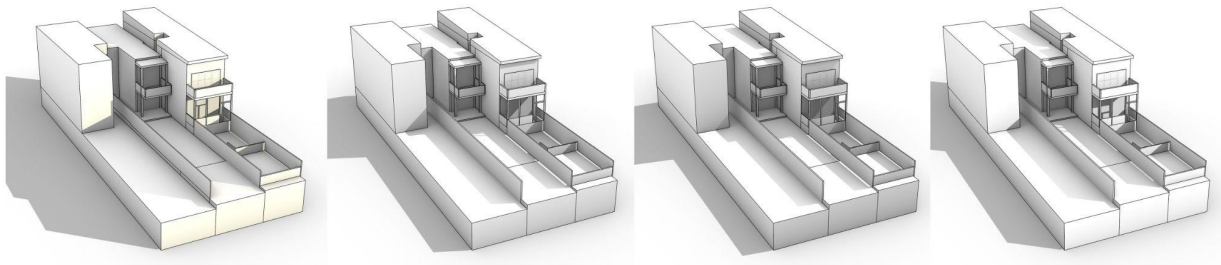
- **Winter time:**
  - 8:00am: 11.80 m
  - 9:00am: 4.10m
  - 10:00am: 2.61m
  - 11:00am: 2.05m
  - 12:00pm: 1.87m
- **Summer time:**
  - 8:00am 2.32 m
  - 9:00am 1.44m
  - 10:00am .95m
  - 11:00am .63m
  - 12:00pm .41m



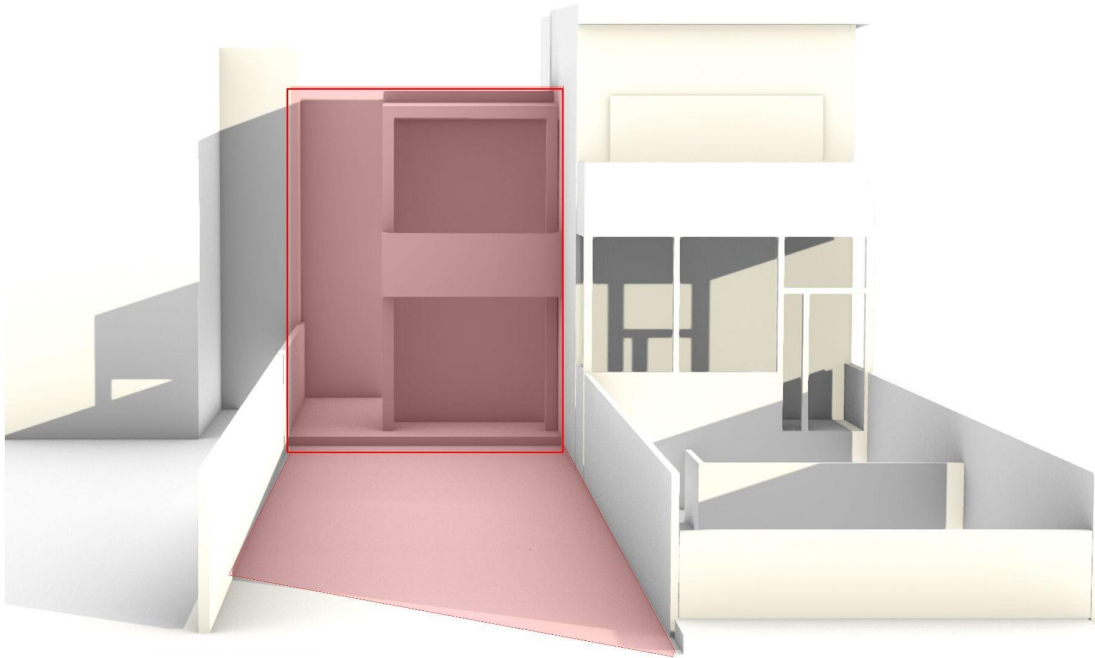
*Figure 3: Casted shadows from building 1227 on building 1225 from 8:30 AM to 11:30 AM. The red shape illustrates the affected areas during early morning hours.*

Examining obstructions from a specific view point by projecting the sun's course on the building is imperative in order to clarify and visually prove the impact of the construction. The projection of shadows that will fall on the facade or ground when the sun is in specific positions gives us an overview of the availability of sunlight at the site as well.

Although the biggest impact of sunlight is during winter time, the extension still blocks morning sunlight throughout the entire year. During spring and summer time the casted shadows decrease in size, but they are still actively disrupting daylight in the south facade.



*Figure 4: 9AM casted shadows in the month of January, April, July, and October (left to right).*



*Figure 5:* The perspective renders the casted shadows from building 1227 on the facade and backyard of building 1225. The image illustrates the darkness the building will experience on winter mornings at 9AM.

This study was made to avoid incorrect assumptions on the impact that the construction on 1227 will have in terms of daylight distribution within the south-facing spaces of building 1225, and it has demonstrated that construction on 1227 will result in poor daylighting performance for building 1225.

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