00:18:04.070 --> 00:18:05.500
Chevy Chase Voice Sheryl Barnes: Will do. Thanks.

131
00:18:05.500 --> 00:18:07.800
ANC 3G Office (ANC 3G): Thank you, and thank you both,

132
00:18:08.040 --> 00:18:13.640
ANC 3G Office (ANC 3G): Cheryl, and thank you, Commissioner Gore. All right, do we have another constituent?

133
00:18:26.110 --> 00:18:41.290
ANC 3G Office (ANC 3G): All right, I am not seeing anyone at this time raising their hands, so let's see if we have any government officials on the call. This would be our time for mockers, or

134
00:18:41.400 --> 00:18:45.300
ANC 3G Office (ANC 3G): MPD… do we have any of those?

135
00:18:51.470 --> 00:18:54.970
ANC 3G Office (ANC 3G): Okay, I am not seeing anyone. I would,

136
00:18:55.470 --> 00:19:06.539
ANC 3G Office (ANC 3G): If we do have a MOCA or, Councilmember, staff person come on later, I might ask for, to, suspend the rules to allow them to.

137
00:19:06.540 --> 00:19:24.129
ANC 3G Office (ANC 3G): share if they have an update, as their information is also very useful. Okay, well, we are a little bit early for the BZA hearing, but Commissioner Nagy, are you able to see if all the participants are here who would be helping you out tonight?

138
00:19:24.130 --> 00:19:34.310
Commissioner Liz Nagy: I think they are. There's… yes, thank you. That's… Pete Nettelback is the architect, and Sally and Steve O'Brien are the homeowners.

139
00:19:34.770 --> 00:19:41.679
Commissioner Liz Nagy: And they're online, and we can give them their mics, if we could. Sheriffnessy, please?

Board of Zoning Adjustment
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140
00:19:41.680 --> 00:19:44.630
PETER NETTELBECK: Excellent. And can I… can I share my screen? Is that okay?

141
00:19:45.050 --> 00:19:49.620
Commissioner Liz Nagy: Sheriff Fantasy will work that out for you, or Bruce, can you do that?

142
00:19:52.510 --> 00:19:55.910
Bruce Sherman, SMD 022: The chair should be able to do it. I'm not… yeah.

143
00:19:55.910 --> 00:19:58.709
ANC 3G Office (ANC 3G): They should have permission to share screen, do you not?

144
00:19:58.710 --> 00:20:01.669
PETER NETTELBECK: It says host disabled participant screen sharing.

145
00:20:02.270 --> 00:20:02.800
ANC 3G Office (ANC 3G): Hmm.

146
00:20:03.260 --> 00:20:09.550
ANC 3G Office (ANC 3G): Okay, because mine says, let's see, allow them to share screen. Let's try again. Try it again?

147
00:20:12.570 --> 00:20:13.100
ANC 3G Office (ANC 3G): Okay.

148
00:20:13.520 --> 00:20:14.100
PETER NETTELBECK: Okay.

149
00:20:14.100 --> 00:20:14.510
Commissioner Liz Nagy: Yes.

150
00:20:14.510 --> 00:20:14.930
ANC 3G Office (ANC 3G): Very good.

151

00:20:14.930 --> 00:20:23.130
Commissioner Liz Nagy: So, let me introduce, the homeowners of 3817, Sally and Steve O'Brien.

152
00:20:23.340 --> 00:20:27.790
Commissioner Liz Nagy: My neighbors, in fact, across the street.

153
00:20:28.190 --> 00:20:44.509
Commissioner Liz Nagy: They're looking to add a one-story addition to the back of their home, and their architect is Pete Nettelback, who was just speaking and is now sharing his screen, and he will go over the presentation and show us what they have in mind.

154
00:20:44.950 --> 00:20:54.330
Commissioner Liz Nagy: And then we'll go from there. And Sally and Steve, after the presentation, if you would like to make a couple of remarks, that would be great.

155
00:20:55.180 --> 00:20:56.379
Commissioner Liz Nagy: Pete, you want to…

156
00:20:56.380 --> 00:21:04.890
PETER NETTELBECK: Great. Thanks, Liz. Appreciate the, introduction. My name is Pete Nettelback. I'm an architect working on a project at 3817 Jennifer Street NW.

157
00:21:05.090 --> 00:21:14.520
PETER NETTELBECK: For my… for my clients, Sally and Steve O'Brien, who are the owners of 3017 Jennifer Street, and this is their primary residence.

158
00:21:15.690 --> 00:21:24.539
PETER NETTELBECK: I'm gonna run through this pretty quick. I imagine there'll probably be some questions on the back end, so I'll go fairly quick, and then we'll answer any questions on the back side.

159
00:21:24.540 --> 00:21:36.410
PETER NETTELBECK: 3017 Jennifer Street is located in the Chevy Chase neighborhood. It's, this property shares a, has a shared alley with, Jawson Street.

160

00:21:38.180 --> 00:21:56.340
PETER NETTELBECK: And this is a base map from the 30s, and you can see, in the base map that there are a lot of structures that abut the rear alleyway, kind of all around Chevy Chase. It's a very common occurrence that the existing structures that were built in the 20s had a lot of structures that were built right up to the alleyway.

161
00:21:58.800 --> 00:22:02.580
PETER NETTELBECK: This property is located in the R1B zone.

162
00:22:02.750 --> 00:22:10.859
PETER NETTELBECK: And we are asking for relief from the rear yard setback, which is 25 foot, and the side yard setback, which is 8 feet.

163
00:22:13.120 --> 00:22:26.420
PETER NETTELBECK: So, the, here are a few images of the house. This is, 3817 Jennifer Street from the, from the front, 38 Jennifer Street from the side, facing west, and facing east.

164
00:22:28.520 --> 00:22:31.190
PETER NETTELBECK: Images from the rear of the house.

165
00:22:31.600 --> 00:22:47.520
PETER NETTELBECK: And then images… the two bottom images are the images from the alleyway, and this shows the garage, and the plan of this renovation is to build on top of the garage and connect that addition, that ground floor addition, back to the original house.

166
00:22:48.930 --> 00:23:03.659
PETER NETTELBECK: So I did a quick study this morning, in response to some of the neighbor comments, where I basically walked up and down the alleyway, and I started first between Jocelyn and Jennifer Street.

167
00:23:03.920 --> 00:23:14.860
PETER NETTELBECK: And then I went to the valley between Jocelyn and Kennewawa, and, every, dashed square indicates an infringement of a setback.

168
00:23:15.050 --> 00:23:29.790
PETER NETTELBECK: And this was… so, basically just to show that a lot of these houses are built and overbuilt based on, you know, the original structures were overbuilt based on what our zoning codes

allow today.

169
00:23:30.050 --> 00:23:40.690
PETER NETTELBECK: So, it's kind of a regular occurrence, and I just did a quick kind of calculation, and approximately 65% of the properties that I investigated

170
00:23:40.900 --> 00:23:45.620
PETER NETTELBECK: Had, some sort of infringement on either a rear or side yard setback.

171
00:23:45.700 --> 00:23:46.380
Anne Cekuta: Next year.

172
00:23:46.410 --> 00:23:51.100
PETER NETTELBECK: So here's some examples, images between Jennifer and Doslin Street.

173
00:23:51.320 --> 00:23:54.909
PETER NETTELBECK: Just some houses that infringed on that rear and tire setback.

174
00:23:55.590 --> 00:24:00.859
PETER NETTELBECK: And then, in the rear alley between Jocelyn and, Kennewawa.

175
00:24:01.580 --> 00:24:06.239
PETER NETTELBECK: And so, just a lot of… a lot of houses that are infringing on that rear grid setback.

176
00:24:08.790 --> 00:24:21.750
PETER NETTELBECK: This is the existing site plan, so the Pocheid Inn area, the gray area, shows the existing single-family residence with a cellar, and then there's a garage off the back, and there's currently a deck over the garage.

177
00:24:22.140 --> 00:24:34.550
PETER NETTELBECK: And that is what we are planning to remove. So, the demo east elevation, you can see, the existing deck to be removed, and the existing house remains the same.

178
00:24:35.090 --> 00:24:44.889
PETER NETTELBECK: The rear elevation, the north elevation, kind of shows the… the cutting point where we're gonna, cut into the rear of the house and make the connection into… into the back.

179
00:24:46.890 --> 00:24:58.169
PETER NETTELBECK: The demo section, again, kind of shows the deck that's being removed, as well as the existing garage, that's gonna… that's gonna remain below, and the idea is that we're gonna build directly on top of that.

180
00:25:00.070 --> 00:25:04.939
PETER NETTELBECK: Those site plan, Basically, again, kind of shows the…

181
00:25:06.020 --> 00:25:15.470
PETER NETTELBECK: one-story addition over the existing garage. And, you know, we're planning to keep the same setbacks, the same rear setback, the same side yard setback as the existing garage.

182
00:25:17.740 --> 00:25:27.369
PETER NETTELBECK: This kind of shows the connection, the ground floor plan showing the connection between the interior, existing, and the… and the new addition off the… off the rear.

183
00:25:30.570 --> 00:25:36.140
PETER NETTELBECK: Proposed east elevation, So again, this is a one-story edition.

184
00:25:36.390 --> 00:25:44.380
PETER NETTELBECK: And I think we're really careful to make the, the, the addition,

185
00:25:45.000 --> 00:25:58.400
PETER NETTELBECK: smaller than the… than the existing house. We're not trying to… we're not trying to create a ballroom here. So we're just like, you know, the height of the rear edition is much, much shorter than the existing house.

186
00:25:58.400 --> 00:26:12.449
PETER NETTELBECK: It's kind of set off to the side, so you're never

going to see it over top of the, over top of the house. We're not trying to overwhelm the house, we're just trying to be kind of a… make a nice kind of subtle architectural move to have a one-story, one-story addition.

187
00:26:13.010 --> 00:26:23.879
PETER NETTELBECK: This is the rear elevation from the north, and you can kind of see the scale of this thing, but it's, you know, it's trying to be smaller, it's not trying to overwhelm, the neighborhood or the house.

188
00:26:25.980 --> 00:26:30.160
PETER NETTELBECK: It provides less elevation, kind of similar things.

189
00:26:30.950 --> 00:26:35.729
PETER NETTELBECK: And then the pro section, again, you know, over… we're building on top of the existing garage.

190
00:26:38.810 --> 00:26:49.809
PETER NETTELBECK: So, slide 20 shows the 200-foot radius map. This is a map that, that we get from the Office of Tax and Revenue, which kind of shows any property within 200 feet

191
00:26:50.000 --> 00:26:52.920
PETER NETTELBECK: And,

192
00:26:53.150 --> 00:27:00.829
PETER NETTELBECK: Any of those folks will get a letter from the Board of Zoning Adjustment, and they'll have access to view the property and the drawings online.

193
00:27:02.060 --> 00:27:20.029
PETER NETTELBECK: So we went around, and Sally and Steve received a bunch of letters of support from the neighbors, including a letter of support from their adjacent neighbor at 3819 Javer Street, and this is where the side yard setback is infringed, and we have a letter of support from that neighbor.

194
00:27:20.520 --> 00:27:24.780
PETER NETTELBECK: We also… we… this morning, we received one letter of opposition.

195
00:27:24.920 --> 00:27:30.129
PETER NETTELBECK: And that is across the alleyway and across,

196
00:27:30.470 --> 00:27:38.310
PETER NETTELBECK: Jocelyn Street, on the north side of Jocelyn Street, and I'll address some of those concerns in her letter first.

197
00:27:40.780 --> 00:27:57.200
PETER NETTELBECK: So, the proposal appears to be much bigger than the legally allowed 25-foot setback. The proposal of the structure is so close to other buildings, which would completely crowd out the bunny house, would significantly affect not only the value of the property, but almost also make the existing structure very appealing.

198
00:27:57.380 --> 00:28:14.979
PETER NETTELBECK: So, the 25-foot setback is what we are, is a relief that we're… we're applying for. And I think I showed earlier, through the… through some of the earlier slides, that most, structures and most properties in the R1B zone, especially.

199
00:28:14.980 --> 00:28:18.230
PETER NETTELBECK: Within this 200-foot radius,

200
00:28:18.230 --> 00:28:21.680
PETER NETTELBECK: Actually have, parts of their property that

201
00:28:21.690 --> 00:28:25.569
PETER NETTELBECK: Infringe on the rear yard setback or side yard setback.

202
00:28:26.130 --> 00:28:33.250
PETER NETTELBECK: And again, we're trying to build on top of the existing garage. We're not trying to extend out this condition of,

203
00:28:34.030 --> 00:28:38.949
PETER NETTELBECK: Of nonconformity, and we really just want to build on top of the existing garage.

204
00:28:39.300 --> 00:28:40.889
PETER NETTELBECK: And then…

205
00:28:41.430 --> 00:28:42.100
Commissioner Liz Nagy: Excuse me, P.

206
00:28:42.100 --> 00:28:46.230
PETER NETTELBECK: you know, I think the way that this house is situ… the addition is situated.

207
00:28:46.230 --> 00:28:48.690
ANC 3G Office (ANC 3G): Peter, I think Commissioner Nagy was trying to get your.

208
00:28:48.690 --> 00:28:51.540
Commissioner Liz Nagy: I was just gonna ask you if you could,

209
00:28:51.690 --> 00:28:54.270
Commissioner Liz Nagy: Maybe step up the pace a little bit.

210
00:28:54.270 --> 00:28:57.640
PETER NETTELBECK: Oh, okay, sorry, sorry. Okay, on my last slide, this is my, yeah.

211
00:28:57.640 --> 00:29:04.799
Commissioner Liz Nagy: I don't have a… as it's been noted, they didn't have a timer going, because you're not on a two-minute timer, but we do have some time constraints.

212
00:29:04.800 --> 00:29:18.909
PETER NETTELBECK: Basically, we were just very thoughtful in the addition. You know, I think we could have added multiple levels. We've decided not to do that. We wanted one level off the ground floor. It would make something kind of nice and easy to,

213
00:29:20.070 --> 00:29:23.729
PETER NETTELBECK: Something that is in line with the rest of the properties in the neighborhood.

214
00:29:24.130 --> 00:29:27.870
PETER NETTELBECK: And then, at the end, we just have a bunch of letters of support from the neighbors.

215
00:29:30.080 --> 00:29:32.149
PETER NETTELBECK: And I will open it up for questions.

216
00:29:35.170 --> 00:29:41.950
Commissioner Liz Nagy: Anyone… any of the adjacent or abutting landowners have A comment?

217
00:29:42.130 --> 00:29:43.980
Commissioner Liz Nagy: That they would like to raise?

218
00:29:45.030 --> 00:29:46.050
Commissioner Liz Nagy: Michael Hall?

219
00:29:46.980 --> 00:29:48.330
Michael Hall: Hi, I'm on…

220
00:29:48.690 --> 00:29:55.829
Michael Hall: neighbor to the north, across the alley on Jocelyn Street. I just had a couple of questions, so… Yes, I understood.

221
00:29:56.090 --> 00:29:58.479
Commissioner Liz Nagy: Could we ask your address, please, Mr. Hall?

222
00:29:58.480 --> 00:30:01.419
Michael Hall: 38… yes, 3816 Jocelyn Street.

223
00:30:01.560 --> 00:30:02.360
Commissioner Liz Nagy: Thank you.

224
00:30:02.960 --> 00:30:09.340
Michael Hall: So, we're to the north of the, 38, 17.

225
00:30:09.510 --> 00:30:10.310
Michael Hall: Jennifer.

226
00:30:10.770 --> 00:30:11.780
Commissioner Liz Nagy: Thank you.

227
00:30:12.030 --> 00:30:18.730
Michael Hall: You mentioned that there were 65% of the properties that you evaluated had already

228
00:30:20.050 --> 00:30:24.590
Michael Hall: exercise the… the variance on their… the properties, is that right?

229
00:30:24.590 --> 00:30:30.360
PETER NETTELBECK: No, not that they've exercised their variants, that they've somehow been grandfathered in, or…

230
00:30:30.860 --> 00:30:36.119
PETER NETTELBECK: or over the years, you know, I think… as you can see, like, if you go back to the, the base map.

231
00:30:36.400 --> 00:30:41.029
PETER NETTELBECK: And I don't have the exact date on the space map, but I think it's probably somewhere in the…

232
00:30:41.370 --> 00:30:46.879
PETER NETTELBECK: Mid-30s, because, this house was built in 22,

233
00:30:47.200 --> 00:31:02.549
PETER NETTELBECK: And I think they do the base maps every 10 years, but a lot of the houses have garage structures that people have turned into either alley dwellings, or kept them as garages, or extended their houses back. So not to say that people have done,

234
00:31:03.160 --> 00:31:17.869
PETER NETTELBECK: have seek relief to do this, but they've either been grandfathered in, or they've, you know, and they've been this way, you know, ever since they were originally built. But the zoning code has been the thing that's kind of been shifting around.

235
00:31:18.330 --> 00:31:25.459
Michael Hall: Sure, understand. Just of those 65, how many of those are only single-story properties, or…

236

00:31:26.170 --> 00:31:26.970
Michael Hall: Would not…

237
00:31:26.970 --> 00:31:35.199
PETER NETTELBECK: I don't have a, an exact number. Okay. So… but I can show you some of the images. So, I mean, a lot of students.

238
00:31:35.200 --> 00:31:36.970
Michael Hall: Yes, no, I understand.

239
00:31:36.970 --> 00:31:53.919
PETER NETTELBECK: And then, like, this whole… this house is, infringing on that. This deck is infringing on it, this whole house is infringing on it, this whole house is infringing on it, this whole house is infringing on it. So, there are a lot of, base,

240
00:31:54.870 --> 00:31:57.300
PETER NETTELBECK: main parts of… out.

241
00:31:57.960 --> 00:31:58.460
Michael Hall: Yes.

242
00:31:58.460 --> 00:32:00.950
PETER NETTELBECK: Or parts of the house that are within that setback.

243
00:32:01.720 --> 00:32:10.250
Michael Hall: The, the windows that are, drawn on, I think, was exhibit, or page 17, that will look across the alley.

244
00:32:10.990 --> 00:32:22.020
Michael Hall: Do you know the height of an average person looking out those windows? Will that be above the existing privacy fence that sits on the other side of the alley?

245
00:32:23.000 --> 00:32:25.399
PETER NETTELBECK: It will be above the privacy fence.

246
00:32:26.410 --> 00:32:34.770
Michael Hall: And so the distance between the structure and the privacy fence is approximately 17 feet, if I'm…

247
00:32:35.300 --> 00:32:37.209
Michael Hall: Adding things up correctly…

248
00:32:39.670 --> 00:32:40.280
PETER NETTELBECK: To the rear.

249
00:32:40.280 --> 00:32:44.980
Michael Hall: The alley is 12, you have a setback of about 5, you're ready so…

250
00:32:45.570 --> 00:32:46.680
PETER NETTELBECK: Yeah, that's right.

251
00:32:48.360 --> 00:32:52.849
Michael Hall: And at a height of approximately 20 feet, if you're around 5 feet?

252
00:32:54.100 --> 00:32:55.299
PETER NETTELBECK: So.

253
00:32:57.080 --> 00:32:59.860
Michael Hall: Ahead of the windows, and somebody standing in the window?

254
00:32:59.860 --> 00:33:00.260
Commissioner Liz Nagy: Nope.

255
00:33:00.260 --> 00:33:06.960
PETER NETTELBECK: So, are you trying… are you trying to figure out the height of the eye level of somebody standing at the… in the space?

256
00:33:07.650 --> 00:33:11.460
Michael Hall: Yes, if you go back to the two windows there that… Alright.

257
00:33:11.460 --> 00:33:12.430
PETER NETTELBECK: Yeah, okay.

258
00:33:12.840 --> 00:33:16.529
Michael Hall: Somebody standing in that is how high off the elevation.

259
00:33:16.530 --> 00:33:19.139
PETER NETTELBECK: Yeah, you know what, let me pull up the…

260
00:33:19.540 --> 00:33:26.099
PETER NETTELBECK: If you would hold a second, I can pull up the AutoCAD drawing, and I can show you, and give you a more accurate

261
00:33:26.910 --> 00:33:28.230
PETER NETTELBECK: Answer…

262
00:33:35.410 --> 00:33:41.120
Michael Hall: While we're doing that, is there a hardship that's being claimed that justifies the variance?

263
00:33:43.270 --> 00:33:49.489
PETER NETTELBECK: The hardship, I would say, is, we're looking to have a house that my clients can age in place.

264
00:33:49.530 --> 00:34:06.079
PETER NETTELBECK: And they're looking to have a ground floor that is more expansive, and something with less stairs. I think one of the options was potentially, you know, adding another level, and kind of building up. You know, we're not within a historic district, so we could potentially do that.

265
00:34:06.200 --> 00:34:16.369
PETER NETTELBECK: But architecturally, I think it's nicer to keep the existing front facade, and and kind of… so architecturally, I think it's a better solution, but also.

266
00:34:16.370 --> 00:34:26.980
PETER NETTELBECK: I think it's better for my clients who plan to be in the house for a long time, and really, would love to have less stairs in their life. And so I think that's one of the… one of the,

267
00:34:26.989 --> 00:34:29.729
Michael Hall: There is no proposal, though, correct, that…

268
00:34:30.089 --> 00:34:34.899
Michael Hall: For an additional bathroom or bedroom, this is simply a living space off the kitchen.

269
00:34:34.900 --> 00:34:36.100
PETER NETTELBECK: That's correct.

270
00:34:36.100 --> 00:34:36.810
Michael Hall: Okay.

271
00:34:37.080 --> 00:34:37.610
Michael Hall: Oh my god.

272
00:34:37.610 --> 00:34:42.549
PETER NETTELBECK: Can you, can you see my, my shared screen now? Is that… can you see my AutoCAD, or no?

273
00:34:43.860 --> 00:34:44.559
Michael Hall: Yes, I can.

274
00:34:44.560 --> 00:34:48.960
PETER NETTELBECK: So, let's say… alright, let's… let's make a person…

275
00:34:51.830 --> 00:34:53.790
Michael Hall: This is from the side view, correct?

276
00:34:53.790 --> 00:34:54.830
PETER NETTELBECK: Yeah, correct.

277
00:34:58.510 --> 00:35:00.240
PETER NETTELBECK: Alright, so we got 6 feet.

278
00:35:03.060 --> 00:35:07.820
PETER NETTELBECK: So, I'm 6'6", so I always go too high, so let's go down to…

279
00:35:09.470 --> 00:35:13.909

PETER NETTELBECK: 6 inches, so this is 5'6", this low right here.

280
00:35:14.300 --> 00:35:15.969
PETER NETTELBECK: And that is…

281
00:35:19.060 --> 00:35:19.560
Sally O'Briant: Goodbye.

282
00:35:19.560 --> 00:35:21.150
PETER NETTELBECK: between 14 feet 5.

283
00:35:22.650 --> 00:35:24.330
Sally O'Briant: Above the alleyway.

284
00:35:29.530 --> 00:35:37.939
Michael Hall: The other question, is there any plans to build or finish the garage space underneath the proposed addition?

285
00:35:38.370 --> 00:35:47.029
PETER NETTELBECK: No, the plan is to keep the garage space, as is, and, keep it as a garage.

286
00:35:49.410 --> 00:35:56.709
Michael Hall: Okay, we're just concerned that the project would result in a significant loss of privacy for us on the north side, and…

287
00:35:57.190 --> 00:36:02.150
Michael Hall: that the O'Brien's will be able to look into our yard, our house, and

288
00:36:02.500 --> 00:36:06.249
Michael Hall: Know that we were eating dinner, and what we were eating dinner, and…

289
00:36:07.520 --> 00:36:14.770
Michael Hall: who we're eating dinner with. So, are there any steps to mitigate, you're building across from a…

290
00:36:15.040 --> 00:36:17.120

Michael Hall: Streetlight, is that correct?

291
00:36:19.080 --> 00:36:22.910
Michael Hall: The streetlight in the alley. You're building almost directly across from that?

292
00:36:22.910 --> 00:36:23.870
Sally O'Briant: What's that?

293
00:36:23.870 --> 00:36:25.019
PETER NETTELBECK: shipped to the…

294
00:36:30.120 --> 00:36:34.769
ANC 3G Office (ANC 3G): If you are not speaking, you might want to turn off your speaker, mute yourself.

295
00:36:34.770 --> 00:36:35.200
Sally O'Briant: Welcome.

296
00:36:35.200 --> 00:36:35.860
ANC 3G Office (ANC 3G): reverb.

297
00:36:35.860 --> 00:36:39.290
Anne Cekuta: I love Laura Finizzi, I'm fascinated by how she runs this thing.

298
00:36:42.150 --> 00:36:43.449
Anne Cekuta: That is pretty bad.

299
00:36:44.940 --> 00:36:47.860
Commissioner Liz Nagy: Excuse me, Anne, your microphone is on, I believe.

300
00:36:48.500 --> 00:36:56.000
PETER NETTELBECK: Okay, I don't have a good image of the, the light, but.

301
00:36:57.670 --> 00:36:59.449
Sally O'Briant: I have a switch.

302
00:36:59.450 --> 00:37:08.399
PETER NETTELBECK: So, Michael, you had asked about, I think that there's definitely plans to have curtains, that will probably be drawn

303
00:37:08.640 --> 00:37:11.040
PETER NETTELBECK: a fair amount of time.

304
00:37:11.470 --> 00:37:13.919
PETER NETTELBECK: That would be set on the inside of the property.

305
00:37:20.710 --> 00:37:22.340
Commissioner Liz Nagy: Mr. Holt, would that help?

306
00:37:23.480 --> 00:37:24.400
Michael Hall: Burdens?

307
00:37:25.820 --> 00:37:29.370
Michael Hall: I think it's the sensation of being in a fishbowl.

308
00:37:29.840 --> 00:37:37.439
Michael Hall: That were… The plans look… I don't know. We're still trying to understand the plans and what… what…

309
00:37:37.680 --> 00:37:42.280
Michael Hall: they would do, and I would just ask my last question, and I will, give up.

310
00:37:42.470 --> 00:37:43.690
Michael Hall: The…

311
00:37:44.780 --> 00:37:45.830
Commissioner Liz Nagy: Laura?

312
00:37:46.020 --> 00:37:46.820
Michael Hall: floor.

313
00:37:46.820 --> 00:37:48.209

Commissioner Liz Nagy: Yeah, thank you.

314
00:37:48.210 --> 00:37:56.950
Michael Hall: Does the ANC and the zoning board consider a loss of privacy in deciding cases, and if so, what are the elements of proof that are necessary?

315
00:37:58.570 --> 00:38:04.609
PETER NETTELBECK: I don't believe they consider privacy, I think they consider, light and air.

316
00:38:04.790 --> 00:38:08.139
PETER NETTELBECK: And so, does it affect your light, and does it affect your air?

317
00:38:08.640 --> 00:38:10.579
Michael Hall: And how did you determine that?

318
00:38:11.300 --> 00:38:15.899
PETER NETTELBECK: It is… In the zoning code…

319
00:38:16.530 --> 00:38:22.039
PETER NETTELBECK: Which I can… I can look up and kind of let you know the, the language.

320
00:38:22.040 --> 00:38:29.929
Michael Hall: Yes, I'm sorry to monopolize the time, so whatever you feel is best, that's fine. Those were my questions. Thank you very much.

321
00:38:30.410 --> 00:38:31.799
PETER NETTELBECK: Thanks for your questions, appreciate it.

322
00:38:31.800 --> 00:38:33.029
Commissioner Liz Nagy: Thank you, Mr. Hall.

323
00:38:33.340 --> 00:38:35.169
Commissioner Liz Nagy: Commissioner Grunewald, you had your hand up?

324

00:38:35.170 --> 00:38:50.869
Carol Grunewald, ANC 3/4G-03: Yes, Mr. Nettelbeck, I'm a little confused, so maybe, I just have a couple of really quick questions that will really help me out. So, I believe you said the required rear setback is 25, and the required side setback is 8.

325
00:38:50.870 --> 00:38:51.270
PETER NETTELBECK: Yes.

326
00:38:51.270 --> 00:38:57.109
Carol Grunewald, ANC 3/4G-03: So, after your project is built, what will the rear setback be, and what will the side setback be?

327
00:38:57.470 --> 00:39:01.910
PETER NETTELBECK: The rear setback will be…

328
00:39:07.450 --> 00:39:11.750
PETER NETTELBECK: 5'10", which is existing. 5'1".

329
00:39:11.750 --> 00:39:13.309
Carol Grunewald, ANC 3/4G-03: 5 feet 10 inches?

330
00:39:13.700 --> 00:39:14.650
PETER NETTELBECK: 10 inches.

331
00:39:14.650 --> 00:39:16.450
Carol Grunewald, ANC 3/4G-03: 25. Wow. Okay.

332
00:39:16.450 --> 00:39:28.959
PETER NETTELBECK: So, again, 25 is… no, we're not… we're not going from 25 to… to 5 feet 10. It's… the existing structure of the garage is 5 feet 10 off the rear property line.

333
00:39:28.960 --> 00:39:29.290
Carol Grunewald, ANC 3/4G-03: Right.

334
00:39:29.290 --> 00:39:39.930
PETER NETTELBECK: And again, if you go look at, you know, the early images, pretty much most of the properties are, already infringing on that 25-foot setback.

335
00:39:39.930 --> 00:39:44.470
Carol Grunewald, ANC 3/4G-03: I… I understand that. And what will the new… what will the new side setback be, please?

336
00:39:44.470 --> 00:39:51.779
PETER NETTELBECK: The new side setback will be 2 foot 7 inches, which is, again, the same, footprint of the garage.

337
00:39:51.780 --> 00:39:55.860
Carol Grunewald, ANC 3/4G-03: Okay, and how about the other side of the house? What is the other side setback?

338
00:39:56.080 --> 00:39:58.979
PETER NETTELBECK: 14'8 on the east side.

339
00:39:58.980 --> 00:40:00.289
Carol Grunewald, ANC 3/4G-03: Okay, thank you.

340
00:40:00.630 --> 00:40:03.120
PETER NETTELBECK: Or, sorry, 14-2. My apologies.

341
00:40:03.120 --> 00:40:15.339
Carol Grunewald, ANC 3/4G-03: All right. And also, my last question is, I believe you said this was 2 stories, but your photo, your drawing looks like it's 3 stories when you include the garage. So, that's a little confusing.

342
00:40:15.340 --> 00:40:21.440
PETER NETTELBECK: So, it's a one-story addition over an existing garage, so the zoning code is,

343
00:40:21.930 --> 00:40:41.200
PETER NETTELBECK: And I think what may have been a little bit confusing is that initially the zoning board misspoke, and they sent a letter out saying that this is a two-story addition over an existing garage. The response to that is that I ended up calling them and said, oh, it's actually only a one-story addition over an existing garage.

344
00:40:41.200 --> 00:40:44.079

Carol Grunewald, ANC 3/4G-03: Okay, but your other drawing looked like they were… when you looked.

345
00:40:44.080 --> 00:40:44.610
PETER NETTELBECK: So.

346
00:40:44.610 --> 00:40:47.060
Carol Grunewald, ANC 3/4G-03: Garage, when you look from the garage side.

347
00:40:47.220 --> 00:40:49.020
PETER NETTELBECK: So let's… let me show you…

348
00:40:49.020 --> 00:40:51.479
Carol Grunewald, ANC 3/4G-03: Right… right there, it looks like it's 3 stories to me.

349
00:40:51.710 --> 00:40:52.939
Commissioner Liz Nagy: It's the roof.

350
00:40:52.940 --> 00:40:54.970
Carol Grunewald, ANC 3/4G-03: That's just the roof, okay.

351
00:40:54.970 --> 00:40:56.290
PETER NETTELBECK: It's gonna be a pitched roof.

352
00:40:56.520 --> 00:40:57.960
Carol Grunewald, ANC 3/4G-03: Okay, thank you.

353
00:40:57.960 --> 00:40:58.500
Commissioner Liz Nagy: Okay.

354
00:40:59.440 --> 00:41:00.710
Commissioner Liz Nagy: Commissioner Gore.

355
00:41:00.900 --> 00:41:06.279
Lisa Gore ANC 3/4G-01: Yes, I just wanted to, make a couple comments. One, I…

356
00:41:06.300 --> 00:41:24.850
Lisa Gore ANC 3/4G-01: feel for Mr. Hall. My house is, right behind a construction project on Oregon Avenue, and literally, with the new project, they can look all the way into all my master bedroom, my living room, kitchen, all the way through the house, so I definitely understand how you feel.

357
00:41:24.910 --> 00:41:31.450
Lisa Gore ANC 3/4G-01: One of the things that we're considering is privacy, film for our windows.

358
00:41:31.560 --> 00:41:34.650
Lisa Gore ANC 3/4G-01: So hopefully you can mitigate that to some point.

359
00:41:34.770 --> 00:41:39.290
Lisa Gore ANC 3/4G-01: But I did want to say, in terms of the question about,

360
00:41:39.840 --> 00:41:52.659
Lisa Gore ANC 3/4G-01: you know, the privacy issue, that's a mitigating issue that the ANC can consider. So it's not… I don't think the statute just says light or air, you know, something like that. It says mitigating factors, so…

361
00:41:52.660 --> 00:42:00.620
Lisa Gore ANC 3/4G-01: That would be a mitigating factor, but, I would still vote for the project, because I think, you know, the mitigation can be done on both sides, so…

362
00:42:00.620 --> 00:42:07.599
Lisa Gore ANC 3/4G-01: There could be, privacy film on the project, so that they're not…

363
00:42:07.770 --> 00:42:23.619
Lisa Gore ANC 3/4G-01: having direct viewpoint into neighbors' houses, and again, I'm, in transparency, going through the exact same thing. With the new build-out, they could see into my bedroom and into my kitchen and every living space that I have, pretty much. Yeah. Thank you.

364

00:42:24.940 --> 00:42:27.300
Commissioner Liz Nagy: Thank you, Commissioner Gore.

365
00:42:27.570 --> 00:42:28.750
Commissioner Liz Nagy: Miracorpus?

366
00:42:29.380 --> 00:42:36.829
Mira Courpas: Hello, this is Mira Corpus. I'm at 3810 Jocelyn, so I,

367
00:42:37.170 --> 00:42:41.600
Mira Courpas: The alley ends, as, Peter probably noticed.

368
00:42:41.790 --> 00:42:46.389
Mira Courpas: But if the alley had continued, I'd be on the back side.

369
00:42:46.900 --> 00:42:51.250
Mira Courpas: House or two to the… East.

370
00:42:52.190 --> 00:42:53.730
Mira Courpas: If that makes sense.

371
00:42:54.270 --> 00:43:03.949
Mira Courpas: I was wondering if you could provide a list of all the houses you quickly showed that have the infringement

372
00:43:04.800 --> 00:43:10.810
Mira Courpas: I… And I think some of the ones you showed

373
00:43:11.130 --> 00:43:15.690
Mira Courpas: Are original to the date of the house being built.

374
00:43:15.690 --> 00:43:17.849
PETER NETTELBECK: Yeah, no, that's definitely true, and I'm.

375
00:43:17.850 --> 00:43:18.210
Mira Courpas: I don'.

376
00:43:18.540 --> 00:43:19.139

PETER NETTELBECK: I'm not trying.

377
00:43:19.140 --> 00:43:21.049
Mira Courpas: I don't understand how those would be.

378
00:43:21.050 --> 00:43:22.260
Sally O'Briant: included.

379
00:43:22.700 --> 00:43:26.790
Mira Courpas: So, I'm just… I'm concerned about you basing

380
00:43:27.250 --> 00:43:32.320
Mira Courpas: You know, the ability to do this based on…

381
00:43:32.780 --> 00:43:41.110
Mira Courpas: you know, I think you might have said 65% of other houses. I mean, we did a renovation, and we were very…

382
00:43:41.230 --> 00:43:50.780
Mira Courpas: You know, we followed the letter of the law with the setbacks, and… I…

383
00:43:51.110 --> 00:43:53.880
Mira Courpas: I think that… anyway, I…

384
00:43:54.050 --> 00:44:00.100
Mira Courpas: Just because other people are doing it doesn't mean everybody should have license to do it.

385
00:44:00.220 --> 00:44:11.139
PETER NETTELBECK: I think… let me clarify my position in that, I'm not saying that everybody is making these decisions to,

386
00:44:11.470 --> 00:44:22.990
PETER NETTELBECK: to make… to push back their house, or… I'm basically trying to make the point that the zoning code has adjusted, like, these houses were built first.

387
00:44:23.070 --> 00:44:31.900

PETER NETTELBECK: And then they have the zoning code, and a lot of the zoning code is… is newer, and the older houses don't apply. And so that's kind of the…

388
00:44:32.000 --> 00:44:46.340
PETER NETTELBECK: and basically that the character of the neighborhood is that a lot of these houses don't comply with that… with that statute, which I think is… I mean, it's very common in the city for a lot of house… a lot of, parts of the city to not comply with the newer zoning

389
00:44:47.530 --> 00:45:07.360
PETER NETTELBECK: So, I think that's… that's the point of it, is that… and I'm not trying to say that, you know, these people did anything wrong. It's an existing condition, and that's kind of what, and… but it's also very common, and that's… that was a point that I was trying to make, that it is very common to have, houses that infringe on the rear yard.

390
00:45:08.180 --> 00:45:14.830
Mira Courpas: Okay, well, I mean, if you're gonna use the statistics, could you send out the list?

391
00:45:15.010 --> 00:45:18.810
Mira Courpas: Of the houses you kind of briefly went through, and…

392
00:45:19.230 --> 00:45:25.199
Mira Courpas: denote the ones with the garages the backs of Kanawa I saw.

393
00:45:25.480 --> 00:45:32.790
Mira Courpas: two garages on the back of the alley of Kanawha, original to the house.

394
00:45:32.960 --> 00:45:35.379
Mira Courpas: So, I… I just don't think…

395
00:45:35.930 --> 00:45:39.440
Mira Courpas: I mean, I'm taking issue with counting those.

396
00:45:40.530 --> 00:45:43.779

Mira Courpas: In your… in your percentage.

397
00:45:45.940 --> 00:45:55.329
PETER NETTELBECK: I'd be happy to spot out and say, hey, you know, this is what I… I mean, what I think is going on here, and,

398
00:45:56.070 --> 00:46:08.019
PETER NETTELBECK: It's gonna be hard to understand and go through each of that, the properties to say, this is an edition, this is original, and to try to… to go through all the… all the different,

399
00:46:08.860 --> 00:46:09.470
Mira Courpas: Well, I…

400
00:46:09.470 --> 00:46:11.660
PETER NETTELBECK: Documents to understand, kind of, when the additions happen.

401
00:46:11.660 --> 00:46:20.930
Mira Courpas: Yeah, I mean, I've been living here for over 30 years, so I know which ones are original and which ones are additions, so…

402
00:46:21.060 --> 00:46:25.009
Mira Courpas: I'd be happy to help you on that. Okay. But if you're… if you're…

403
00:46:25.860 --> 00:46:35.080
PETER NETTELBECK: Yeah, honestly, would it be… would it be easier to meet? I would… I'd be happy to meet you on… and be like, alright, this is… this is what I see, and we can take a, you know, a later…

404
00:46:35.080 --> 00:46:36.409
Mira Courpas: Send the list.

405
00:46:36.550 --> 00:46:37.490
PETER NETTELBECK: What's up?

406
00:46:37.700 --> 00:46:46.180
Mira Courpas: Maybe you could just create the list of the addresses of the additions that got these exemptions.

407
00:46:46.580 --> 00:46:49.429
PETER NETTELBECK: So, these were not exemptions. These…

408
00:46:49.800 --> 00:46:56.900
PETER NETTELBECK: These are… are just in violation of the current zoning code. So, it's not… it's not that, say, that there's a…

409
00:46:56.930 --> 00:47:16.400
PETER NETTELBECK: they've done anything wrong. The zoning code is now saying that we need 25 feet, and these don't comply with that. And our current… which is exactly what I'm saying with what we have. We have a situation like this as well. We have a garage that doesn't comply, and we're trying to say that this is a very common condition in the neighborhood.

410
00:47:17.650 --> 00:47:17.970
Peter Gosselin ANC 3/4G-06: But…

411
00:47:17.970 --> 00:47:20.199
Commissioner Liz Nagy: But if I could just…

412
00:47:20.200 --> 00:47:20.750
Mira Courpas: Thank you.

413
00:47:20.750 --> 00:47:24.370
Commissioner Liz Nagy: interrupt for a moment. Mira, did you have something further?

414
00:47:24.370 --> 00:47:25.439
Mira Courpas: Oh, thank you.

415
00:47:25.440 --> 00:47:26.680
Commissioner Liz Nagy: Okay, thank you.

416
00:47:26.840 --> 00:47:35.619
Commissioner Liz Nagy: I think the point that's being made here is not that these are in violation

417

00:47:35.770 --> 00:47:50.230
Commissioner Liz Nagy: Because they're new construction, they were just built that way. I know on my alley, on Jennifer Street, in the back of Jennifer Street, all the garages go right up to the alley line, whatever garages we do have.

418
00:47:52.100 --> 00:47:56.329
Commissioner Liz Nagy: Well, they need, I would like to allow,

419
00:47:56.460 --> 00:48:00.400
Commissioner Liz Nagy: other homeowners to speak? Did you have something quickly to say?

420
00:48:00.560 --> 00:48:01.680
Carol Grunewald, ANC 3/4G-03: Yeah, just…

421
00:48:01.680 --> 00:48:02.540
Sally O'Briant: Yes.

422
00:48:03.640 --> 00:48:04.370
Sally O'Briant: Oops, you.

423
00:48:04.370 --> 00:48:07.680
Commissioner Liz Nagy: Got reverb, too. Sally, could you turn off your mic? Okay, thank you.

424
00:48:07.680 --> 00:48:17.209
Carol Grunewald, ANC 3/4G-03: Yeah, just real quick, I would like to see the slide that shows the existing house with the addition, so I can see how tall they are. And what is the total height of the building?

425
00:48:17.680 --> 00:48:19.950
Carol Grunewald, ANC 3/4G-03: What is the highest point of this building?

426
00:48:21.220 --> 00:48:29.959
PETER NETTELBECK: So, let's go to… So, the existing… existing roof high point is 22 feet 1,

427

00:48:30.430 --> 00:48:33.709
PETER NETTELBECK: inches off the existing grade.

428
00:48:33.910 --> 00:48:41.229
PETER NETTELBECK: And the new roof high point is 16 feet 7.

429
00:48:41.230 --> 00:48:43.000
Carol Grunewald, ANC 3/4G-03: I didn't hear you, I'm sorry.

430
00:48:43.000 --> 00:48:44.280
PETER NETTELBECK: 16 feet 7.

431
00:48:44.280 --> 00:48:46.149
Carol Grunewald, ANC 3/4G-03: 16-7. Thank you so much.

432
00:48:47.070 --> 00:48:49.029
Commissioner Liz Nagy: Thank you. Sally and Steve?

433
00:48:50.190 --> 00:48:54.249
Commissioner Liz Nagy: Would you like to say a few quick words about your project?

434
00:48:55.390 --> 00:48:56.539
Commissioner Liz Nagy: You're on mute.

435
00:49:03.770 --> 00:49:07.099
Commissioner Liz Nagy: Laura, can you unmute? I don't seem to be able to do that.

436
00:49:08.840 --> 00:49:12.619
ANC 3G Office (ANC 3G): I've pressed a couple of times to ask to unmute. There they go, there they go.

437
00:49:12.620 --> 00:49:14.540
Sally O'Briant: Okay, okay, okay. Thank you.

438
00:49:14.540 --> 00:49:16.109
Commissioner Liz Nagy: Whoa! I don't know.

439
00:49:16.110 --> 00:49:23.689
K.Simmons SMD05: If you, O'Brien's, if one of you, if you mute the speakers on the computer, you're not using it, it will stop the echo.

440
00:49:23.690 --> 00:49:24.930
Sally O'Briant: Oh, thank you.

441
00:49:24.930 --> 00:49:25.819
Commissioner Liz Nagy: Thank you, Commissioner Simpson.

442
00:49:25.820 --> 00:49:29.510
Sally O'Briant: Okay, I noted it.

443
00:49:32.350 --> 00:49:45.260
Sally O'Briant: Okay, what I wanted to say was, if you're standing on the deck, or you're standing inside the building, you won't be any higher than you are on the deck right now.

444
00:49:45.790 --> 00:49:51.639
Sally O'Briant: And actually, the wall in the back of the building blocks the view to the alley.

445
00:49:52.640 --> 00:49:53.140
Commissioner Liz Nagy: Okay.

446
00:49:54.530 --> 00:49:55.400
Commissioner Liz Nagy: Thank you.

447
00:49:56.950 --> 00:49:57.480
Sally O'Briant: strongest.

448
00:49:57.480 --> 00:49:59.090
Commissioner Liz Nagy: And is it very quick?

449
00:49:59.560 --> 00:50:01.000
Sally O'Briant: Cause we would…

450
00:50:01.000 --> 00:50:02.919

Commissioner Liz Nagy: I've been needing to wrap up and move on.

451
00:50:03.540 --> 00:50:05.190
Lisa Gore ANC 3/4G-01: We need to have the O'Brien's mute.

452
00:50:06.280 --> 00:50:07.200
Sally O'Briant: Pardon?

453
00:50:07.530 --> 00:50:11.770
Lisa Gore ANC 3/4G-01: Yes, thank you. They have to stay on mute. That is very good.

454
00:50:12.080 --> 00:50:13.569
ANC 3G Office (ANC 3G): on that. Commissioner…

455
00:50:13.570 --> 00:50:14.410
Commissioner Liz Nagy: Problem.

456
00:50:14.410 --> 00:50:20.930
ANC 3G Office (ANC 3G): Commissioner Nagy, if we need to take a vote tonight, we do have OP on at 755, so…

457
00:50:20.930 --> 00:50:21.500
Commissioner Liz Nagy: Yep.

458
00:50:21.500 --> 00:50:22.110
ANC 3G Office (ANC 3G): I'm good.

459
00:50:22.110 --> 00:50:24.390
Commissioner Liz Nagy: And then I'm doing my best.

460
00:50:24.710 --> 00:50:28.360
Commissioner Liz Nagy: to wrap this up, thank you, Chair Fenessi. Jonathan?

461
00:50:29.000 --> 00:50:29.480
Jonathan Puth: Hi.

462

00:50:29.480 --> 00:50:30.070
Commissioner Liz Nagy: Congratulations.

463
00:50:30.070 --> 00:50:43.090
Jonathan Puth: I'm at 3810, Jocelyn, and I just… I know there was some confusion about the existing infringements. Those are the character of the neighborhood, as the house is

464
00:50:43.240 --> 00:50:59.840
Jonathan Puth: currently, the house at issue is currently, is that there are existing infringements as the houses were built in the 20s, primarily, in the teens, and the, you know, the alley, the zoning, the alleys, other things, many things came later.

465
00:51:01.090 --> 00:51:11.819
Jonathan Puth: It is really out of character in our neighborhood to have variances that build off of garages directly on alleys, such as this.

466
00:51:11.820 --> 00:51:22.059
Jonathan Puth: That's my primary concern. There are neighborhoods in Chevy Chase and elsewhere that do have structures such as that that are proliferating, sadly.

467
00:51:22.090 --> 00:51:41.790
Jonathan Puth: And this is way out of character, the neighborhood, in my opinion. It's not just a single story. That roof brings it up, you know, over halfway up toward the main roof, two-thirds of the way up, and the chimney, which is right on the alley.

468
00:51:41.790 --> 00:51:47.939
Jonathan Puth: Goes almost up to the entire… to the existing, roof of the main house.

469
00:51:48.180 --> 00:51:51.750
Jonathan Puth: I… I…

470
00:51:52.070 --> 00:52:05.929
Jonathan Puth: I know we don't have an historic designation, but I think this is a new direction for the neighborhood that I believe should be resisted. I don't believe the ANC should support a project.

471
00:52:05.940 --> 00:52:14.870
Jonathan Puth: Such as this. I appreciate the desire to renovate. We renovated. We did a substantial renovation, and it's a…

472
00:52:14.900 --> 00:52:19.040
Jonathan Puth: It's an important part of our lives, and I'm sympathetic to that.

473
00:52:19.250 --> 00:52:31.260
Jonathan Puth: But I… but I think that, the, the, you know, that this is out of character, and I… I'm concerned and oppose it for that reason.

474
00:52:33.180 --> 00:52:33.980
Commissioner Liz Nagy: Thank you.

475
00:52:38.410 --> 00:52:45.529
Commissioner Liz Nagy: Wow, that music is something. Sorry about that, guys, but that sort of tells us that it's time to move on.

476
00:52:46.200 --> 00:52:47.500
Commissioner Liz Nagy: Shall we take a vote?

477
00:52:49.600 --> 00:52:54.560
ANC 3G Office (ANC 3G): That's up to you. If you think we have… if we need to get it for their BZA hearing, then…

478
00:52:54.560 --> 00:52:56.490
Commissioner Liz Nagy: Commissioner Sherman.

479
00:52:56.490 --> 00:53:02.730
Bruce Sherman, SMD 022: Yeah, can you review, please, the, neighbors in support of the proposal?

480
00:53:03.220 --> 00:53:05.220
Commissioner Liz Nagy: Oh, absolutely, thank you. Good point.

481
00:53:05.220 --> 00:53:19.479
PETER NETTELBECK: So here is the 200-foot radius map. Again, the

neighbor is at 3819, the adjacent neighbor right here, all along the corner, and then across, across the road, across Roslin Street.

482
00:53:19.720 --> 00:53:21.690
PETER NETTELBECK: Across the road on Jennifer Street.

483
00:53:21.880 --> 00:53:27.520
PETER NETTELBECK: And a few more on Jennifer Street and another, on the same side of the street.

484
00:53:28.080 --> 00:53:31.430
Bruce Sherman, SMD 022: So, so the neighbors in support are colored in yellow, is that… is that…

485
00:53:31.430 --> 00:53:33.069
PETER NETTELBECK: Yes, that's correct, yep.

486
00:53:33.070 --> 00:53:45.460
Bruce Sherman, SMD 022: Right, okay. And, the neighbors in opposition, just quickly, we're hearing from several, obviously. I don't have their addresses in mind relative to the address of the owners here.

487
00:53:46.560 --> 00:53:59.160
Mira Courpas: I… may I speak again? I mean, I'm sorry I was out of the country and did not get a letter in, but may I voice my letter of disagreement? And voice my…

488
00:53:59.530 --> 00:54:01.300
Mira Courpas: At this time.

489
00:54:02.010 --> 00:54:02.620
Commissioner Liz Nagy: Of course.

490
00:54:02.920 --> 00:54:05.910
Mira Courpas: Okay, so I'm 3810 Jocelyn.

491
00:54:05.910 --> 00:54:06.550
Commissioner Liz Nagy: Yes.

492

00:54:06.850 --> 00:54:09.360
Commissioner Liz Nagy: Thank you, as is Jonathan, correct?

493
00:54:09.360 --> 00:54:11.020
Mira Courpas: Yes, we live together.

494
00:54:11.020 --> 00:54:20.030
Commissioner Liz Nagy: I know that. I knew that. You're my constituents. Yes. Down the street. Yeah. Yes, thank you. Got it. Thank you. Okay, Carol.

495
00:54:21.060 --> 00:54:22.160
Carol Grunewald, ANC 3/4G-03: Yes.

496
00:54:22.160 --> 00:54:23.120
Commissioner Liz Nagy: Very quickly, please.

497
00:54:23.120 --> 00:54:34.900
Carol Grunewald, ANC 3/4G-03: Yes, what about the three houses directly behind number 3817? How come they're not supporting it or sending a letter in opposition? These… these three houses here?

498
00:54:36.130 --> 00:54:40.339
PETER NETTELBECK: I'm gonna let, Sally and Steve, address that.

499
00:54:40.340 --> 00:54:43.650
Carol Grunewald, ANC 3/4G-03: Because they're the ones who are going to mostly be affected by this.

500
00:54:43.650 --> 00:54:44.560
ANC 3G Office (ANC 3G): Okay.

501
00:54:45.420 --> 00:54:48.190
Jonathan Puth: I… can I mention that the… the…

502
00:54:48.510 --> 00:54:55.070
Jonathan Puth: people directly across the alley moved in just a couple of months ago.

503

00:54:55.070 --> 00:54:56.539
Commissioner Liz Nagy: to Jonathan, they were kind.

504
00:54:56.540 --> 00:55:14.650
Jonathan Puth: I understand that, but they, you know, are dealing with a lot, and so I don't know how they feel about it, but I would say if there was a letter, you know, the Board of Zoning Adjustment vote isn't until the 1st, so…

505
00:55:14.650 --> 00:55:19.949
Jonathan Puth: We… we don't know whether others may submit opposition there.

506
00:55:19.950 --> 00:55:21.019
ANC 3G Office (ANC 3G): Commission…

507
00:55:21.020 --> 00:55:23.929
Carol Grunewald, ANC 3/4G-03: There are 3, a total of 3 houses, right?

508
00:55:25.110 --> 00:55:26.060
PETER NETTELBECK: who's behind, yep.

509
00:55:26.540 --> 00:55:34.299
Carol Grunewald, ANC 3/4G-03: So, what about the… that's… that accounts for one. What about the other two houses? These are the ones who are going to have their privacy affected, correct?

510
00:55:34.300 --> 00:55:40.850
PETER NETTELBECK: So there's… there's one at 42, there's, so, I know that,

511
00:55:41.140 --> 00:55:46.410
PETER NETTELBECK: I'm gonna let Sally and Steve, address kind of talking, because I know they reached out to them.

512
00:55:46.410 --> 00:55:49.160
ANC 3G Office (ANC 3G): Okay, we are… we are over time.

513
00:55:49.160 --> 00:55:50.800
Commissioner Liz Nagy: No, we have to wrap up.

514
00:55:51.330 --> 00:56:10.240
ANC 3G Office (ANC 3G): make a suggestion that might be helpful. Thought is to ask, the… to get the information from the neighbors across the alley, those three, the neighbors on the side, come back with the list, and… and we could vote on it on the June 11th meeting, perhaps.

515
00:56:11.040 --> 00:56:17.679
ANC 3G Office (ANC 3G): Because we would know, then, everybody's point of view. We're… it seems to me we're missing some information.

516
00:56:18.330 --> 00:56:29.239
Commissioner Liz Nagy: I don't know that we are missing information. I think maybe it would be wise to listen to the O'Briens and see what kind of outreach they did do to those houses before we make a decision.

517
00:56:29.240 --> 00:56:35.440
ANC 3G Office (ANC 3G): Right, so then we have, like, 2 minutes, and then we'll need to have OP, because they've been here for a while.

518
00:56:35.680 --> 00:56:37.329
Commissioner Liz Nagy: Okay, well, they came early.

519
00:56:37.650 --> 00:56:40.369
Commissioner Liz Nagy: Thank them very much. We thank them very much.

520
00:56:41.420 --> 00:56:41.850
Lisa Gore ANC 3/4G-01: crack.

521
00:56:41.850 --> 00:56:44.730
Commissioner Liz Nagy: Commissioner Gore, is it very fast, what you have to say?

522
00:56:44.730 --> 00:56:54.499
Lisa Gore ANC 3/4G-01: Yeah, I would, call for the question. I think we've heard enough. I think we understand that there's neighbors opposed, and I think we know why they're opposed.

523

00:56:54.690 --> 00:56:57.610
Lisa Gore ANC 3/4G-01: But I do think we have enough to make the decision.

524
00:56:59.650 --> 00:57:14.599
ANC 3G Office (ANC 3G): So, Commissioner Gore has called the question. I'm gonna, ask that we stop sharing screen for a minute so that I can see the gallery better. Okay. Thank you. All right, do we have a second to call the question? A second.

525
00:57:15.400 --> 00:57:32.319
ANC 3G Office (ANC 3G): Second. Okay, so the call to question, makes us proceed immediately to a vote, and it requires a two-thirds majority, or five of us. All those in favor of proceeding immediately to the vote, say aye.

526
00:57:32.740 --> 00:57:33.430
Lisa Gore ANC 3/4G-01: Bye.

527
00:57:34.820 --> 00:57:39.249
ANC 3G Office (ANC 3G): Okay, so one… Do I see Commissioner Sherman on here?

528
00:57:39.400 --> 00:57:40.839
Commissioner Liz Nagy: You do? His hand is up.

529
00:57:40.840 --> 00:57:57.229
ANC 3G Office (ANC 3G): I do. Okay, sorry, just hard sometimes to see. I do not see Commissioner Grunewald's. Commissioner Fenese, yes. Commissioner Nagy, yes. Commissioner Simmons, yes. Commissioner Gosselin? Okay, so the question has been called, so we will immediately proceed to the vote.

530
00:57:57.230 --> 00:58:01.150
ANC 3G Office (ANC 3G): Commissioner Nagy, would you like to, name the motion for the vote?

531
00:58:01.320 --> 00:58:03.570
Commissioner Liz Nagy: Yes, I move that we,

532
00:58:03.690 --> 00:58:05.669

Commissioner Liz Nagy: I make a motion to approve.

533
00:58:05.940 --> 00:58:09.350
Commissioner Liz Nagy: the project at 3817.

534
00:58:11.980 --> 00:58:12.950
Peter Gosselin ANC 3/4G-06: Jennifer.

535
00:58:12.950 --> 00:58:13.540
Lisa Gore ANC 3/4G-01: I second.

536
00:58:13.540 --> 00:58:23.670
Commissioner Liz Nagy: Thank you very much, Peter. Jennifer Street. 3817 any street, doesn't matter. Yeah, 3817 Jennifer Street, Northwest.

537
00:58:24.030 --> 00:58:26.950
ANC 3G Office (ANC 3G): Okay, so, and do you have a second?

538
00:58:27.300 --> 00:58:28.020
Lisa Gore ANC 3/4G-01: Second.

539
00:58:28.220 --> 00:58:36.690
ANC 3G Office (ANC 3G): Second. Okay, all those in favor of approving the special exception at 3817 Jennifer Street, say aye.

540
00:58:37.090 --> 00:58:37.680
Lisa Gore ANC 3/4G-01: Mike.

541
00:58:37.880 --> 00:58:49.659
ANC 3G Office (ANC 3G): Okay, I see Commissioner Gore, yes. I see Commissioner Sherman, yes. I see… I do not see Commissioner Grunewald. I see Commissioner Finizzi, yes.

542
00:58:49.820 --> 00:58:57.769
ANC 3G Office (ANC 3G): Commissioner Simmons, yes. Commissioner Gosselin's, yes. Commissioner Nagy, yes. Hands down, please. All those opposed, say nay.

543

00:59:00.550 --> 00:59:02.540
ANC 3G Office (ANC 3G): All those abstaining?

544
00:59:03.330 --> 00:59:22.859
ANC 3G Office (ANC 3G): Thank you. So, by a vote of 6-01, the motion passes to grant the special… for us to write, the note, Form 129 to the board, a zoning adjustment to grant the special exception. So, we will be voting to support that. Okay, thank you very much.

545
00:59:22.860 --> 00:59:27.730
Commissioner Liz Nagy: Thank you, everybody, and thank you to all my neighbors for all of their input.

546
00:59:29.150 --> 00:59:31.080
ANC 3G Office (ANC 3G): Okay, thank you. And now…

547
00:59:31.080 --> 00:59:31.870
PETER NETTELBECK: Appreciate it.

548
00:59:31.870 --> 00:59:41.219
ANC 3G Office (ANC 3G): Yeah, thank you. And now we have, Ryan, where is Ryan from OP? Ryan Hand from OP. Hi, Ryan.

549
00:59:41.220 --> 00:59:42.070
Ryan Hand | DC OP: Sir, how are you?

550
00:59:42.070 --> 00:59:44.220
ANC 3G Office (ANC 3G): I am fine. How are you this evening?

551
00:59:44.220 --> 00:59:45.219
Ryan Hand | DC OP: I'm well, thank you for having.

552
00:59:45.220 --> 00:59:55.000
ANC 3G Office (ANC 3G): All right. Well, thank you for coming in early and, and sticking with us. We are ready to hear what you have to say. Do you need to share your screen?

553
00:59:55.240 --> 01:00:11.050
Ryan Hand | DC OP: I may share my screen to answer questions, but I want to remind the Commission that my colleague was here earlier this