



**District of Columbia Government
Advisory Neighborhood Commission 6A
Agenda for March 13, 2014**



2nd Thursdays at 7pm, Miner Elementary, 601 15th St., NE
Public Meeting - All Are Welcome to Attend

- 7:00 pm **Call to order**
Call of the roll and announce the presence of a quorum
Approve Previous Meeting's Minutes, Adopt Agenda
- 7:05 **Community Comments (2 minutes each)**
- 7:15 **Community Presentation:**
DDOE's draft Community Involvement Plan for the cleanup of the Anacostia River -
Dan Smith, Anacostia Watershed Society
- 7:25 **Officer Reports:**
Chair (2 minutes)
Vice-Chair (2 minutes)
Secretary (2 minutes)
Treasurer (2 minutes)
1. Approve Treasurer's Report *pg. 14*
- 7:50 **Standing Committee Reports:**
Community Outreach *pg. 16*
1. No report - Committee did not meet.
2. Next meeting - 7 pm, April 21, 2014 (3rd Monday)
- 8:00 **Alcohol Beverage Licensing *pg. 17***
1. Approve committee report.
2. **Recommendation:** ANC formally protest the CT license application for Halftime Sports Bar at 1427 H Street NE (License Number ABRA-094107) unless a signed Settlement Agreement is submitted to the ANC prior to the protest date.
3. **Recommendation:** ANC formally protest the Class A Retailer license application for Andy Lee Liquor, Inc. (Trade Name TBD) at 914 H Street NE (License Number ABRA-093550) unless a signed Settlement Agreement is submitted to the ANC prior to the protest date.
4. Next meeting - 7 pm, April 15, 2014 (3rd Tuesday)
- 8:05 **Transportation and Public Space Committee *pg. 27***
1. Approve committee report.
2. **Recommendation:** ANC approve the appointment of Todd Sloves as co-chair of the Transportation and Public Space Committee.
3. **Recommendation:** ANC approve the adoption of the 2014 goals for the Transportation and Public Space Committee.
4. Next meeting - 7pm, March 17, 2014 (3rd Monday)
- 8:10 **Economic Development and Zoning *pg. 30***
1. Approve committee report.



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2. **Recommendation:** ANC write a letter to HPRB in support of HPA 14-180, which seeks design approval for the conversion of the church and two adjoining rowhouses at 819 D Street, NE into a 30-unit residential development, provided that the developer incorporate HPRB's pending comments into its design prior to the March 27 HPRB hearing.
3. **Recommendation:** ANC write a letter to BZA in support of BZA 18755, which seeks special exceptions from the lot occupancy and court width requirements for 504 12th Street, NE in connection with a rear addition to the existing structure.
4. Next meeting - 7 pm, March 19, 2014 (3rd Wednesday)

8:30

New Business

1. Anacostia River Sediment Project

8:35

Single Member District reports (2 minutes each)

8:45

Community Comments Round II, time permitting (2 minutes each)

9:00

Adjourn



Advisory Neighborhood Commission 6A Meeting Minutes of February 25, 2014



Advisory Neighborhood Commission 6A Minutes Regular Business Meeting Miner Elementary School February 25, 2014

Note: *The regularly scheduled business meeting of February 13, 2104 was postponed due to snow.*

Present: Commissioners Alberti, Holmes, Nauden, Phillips-Gilbert, Ward, and Williams

Absent: Commissioners Hysell, Mahmud

The meeting was convened at 7:00 pm.

1. Agenda

Two items were added to the agenda: 1) a discussion of traffic at Tenth (10th) Street and Massachusetts Avenue NE was placed under the Transportation and Public Space Committee Report, and 2) a discussion of a construction project at 901 D St NE was placed under Economic Development and Zoning Committee Report. The agenda as presented was accepted without objection.

2. Minutes

Mrs. Phillips-Gilbert moved to amend the minutes to show that she had abstained from the vote to include her Single Member District (SMD) report in the December minutes. The correct vote tally was 3-2-1. The minutes, as amended, were adopted without objection.

3. Community Presentation

1350 Maryland Avenue NE

Will Lansing of Valor Development presented a status report on the construction of 1350 Maryland Avenue NE. Valor Development will move ahead with the construction within the next few weeks. The building will have eighty-four (84) condominiums with underground parking. Seven (7) units will be designated for affordable housing.

4. Officers' Reports

Chair

Mr. Alberti reported on his attendance at Mayor Gray's roundtable for ANC Chairs. The Mayor discussed the city's effort to provide shelter for the homeless on many very cold nights we have experienced. He announced a hypothermia hotline (202-399-7093). He also reported that the Deputy Mayor for Education discussed the DC Student Assignment and School Boundary Review Process, which is currently in progress. A twenty-three (23) member Committee of community members and District agency representatives has been charged with making recommendations. They will issue a preliminary report in May. Ideas and comments can be shared with the committee via the website EngageDC.org. Finally, there was discussion about the Age Friendly City Initiative, which is working with the World Health Organization (WHO) to transform DC into an even better place in which to grow up and grow old.

Treasurer's Report

Mr. Holmes presented the Treasurer's Report. He reported that the opening balance in the checking account was \$15,556.49, and the savings account balance was \$13,717.36. There was an interest payment of \$0.23 to the savings account. There were disbursements of \$126.12 to the DC Treasurer for Department of General Services for security for Miner School (Check #1629); \$25.00 to the ANC Security Fund (Check #1630); \$180.00 to Roberta Weiner for transcription of the January 2014 ANC



Advisory Neighborhood Commission 6A Meeting Minutes of February 25, 2014



minutes (Check #1631); \$200.00 to Irene Dworakowski for the February 2014 agenda package (Check #1632); \$24.06 for a travel reimbursement for Jay Williams (Check #1633) and \$237.97 for FedEx Office for January 2014 statement (Check #1634), leaving a balance of \$14,763.34 in the checking account, and \$13,717.59 in the savings account.

Mr. Holmes announced that the DC Auditor has approved release of a quarterly allotment of \$4,607.82.

Motion: Mr. Holmes moved/Mr. Williams seconded a motion to accept the disbursements. The motion passed by unanimous consent, 6-0-0.

Motion: Mr. Holmes moved/Mr. Ward seconded a motion to allocate \$23.42 to reimburse Mr. Williams for transportation to an ABRA hearing. The motion was accepted 5-0-1, with Mr. Williams abstaining.

Motion: Mr. Holmes moved/Mr. Williams seconded a motion to allocate \$178.20 to reimburse Elizabeth Nelson for her payment to WebHST to cover two checks (checks voided) issued by the ANC that they did not receive. The motion passed by unanimous consent, 6-0-0.

Motion: Mr. Holmes moved/Mr. Alberti seconded a motion to accept the Treasurer's Report as presented. The motion passed without objection.

5. Committee Reports

Community Outreach

The report of the committee was accepted without objection.

Motion: The Committee moved/Mr. Alberti seconded a motion that the ANC accept the Committee's recommendation to approve grant funding as follows: \$1,500.00 in support the Eliot-Hine MS PTO's request for aquarium equipment; and \$1,000.00 in support of the Maury ES PTA's request for printing press supplies and other art supplies, as outlined in their grant applications. Representatives of both organizations were present (Veronica Hollmon, Eliot-Hine PTO and Lauren Bomba, Maury PTA). The motion passed by unanimous consent, 6-0-0.

Alcoholic Beverage Licensing

The Committee's meeting was cancelled due to inclement weather, but the following recommendation was offered for action by the body:

Motion: Mr. Williams moved/Mr. Holmes seconded a motion to approve a Settlement Agreement with Sin Bin Sports Bar and Restaurant, 1336 H Street NE. The motion passed 5-1-0, with Mrs. Phillips-Gilbert in opposition.

Transportation and Public Space

The Committee's meeting was cancelled, but the following recommendation was offered for action by the body:

Motion: Mr. Holmes moved/Mr. Williams seconded a motion to send a letter to DDOT requesting signage at Tenth (10th) and East Capitol Streets and Tenth (10th) Street and Massachusetts Avenue NE to stop cross traffic from crossing without stopping. The motion passed by unanimous consent, 6-0-0.



Advisory Neighborhood Commission 6A Meeting Minutes of February 25, 2014



(Commissioner Nauden left the meeting.)

Economic Development and Zoning

The report of the Committee was accepted without objection.

1362 H Street NE

Motion: The Committee moved/Mr. Alberti seconded a motion that the ANC approve the Committee's recommendation that the ANC write a letter to BZA in support of a variance from the floor-to-area (FAR) requirements in connection with planned construction of a sports bar at 1362 H Street NE, provided that the following conditions are met by the applicant: 1) all trash is stored indoors; 2) loading occur at the rear of the building; 3) no amplified music be played on the roof deck; 4) roof deck hours not extend beyond 11:00 pm from Sunday through Thursday and 12:00 am on Friday and Saturday; and 5) any signage for the building be in keeping with the character of H Street and the architectural context of the building. The motion passed by unanimous consent, 5-0-0.

819 D Street NE

Motion: The Committee moved/Mr. Alberti seconded a motion that the ANC approve the Committee's recommendation that the ANC write a letter to BZA in support of BZA 18724, which seeks variances from the requirement that there be a minimum lot area of 900 square feet for each residential unit, from the lot width and size requirements for a rowhouse being converted back to residential use, and from the court width and area requirements, in connection with the conversion of the church at 819 D Street NE and two (2) adjoining row houses into a residential development, provided that any contracts for sale or lease of the residential units restrict the number of residential parking permits (RPP) to be issued to residents to no more than six (6) and that this restriction be recorded as a covenant in the land records. The motion passed by unanimous consent, 5-0-0.

723 13th Street NE

Motion: The Committee moved/Mr. Alberti seconded a motion that the ANC approve the Committee's recommendation that the ANC write a letter to BZA in support of BZA 18720, which seeks a special exception from the lot occupancy requirements for the construction of a one-story garage with a mezzanine at 723 13th Street NE, provided that the applicant have obtained letters from the two adjoining neighbors stating that they support the project and expressly acknowledging that the garage has a proposed height of fifteen (15) feet. The motion passed by unanimous consent, 5-0-0.

1717 E Street NE

Motion: The Committee moved/Mr. Alberti seconded a motion that the ANC approve the Committee's recommendation that the ANC write a letter to BZA in support of BZA 18692, which seeks a use variance to permit the construction of a new eight (8) unit apartment house on the vacant property located at 1717 E Street, NE, provided that any contracts for sale or lease of the residential units restrict the number of residential parking permits (RPP) to be issued to residents to no more than three (3) and that this restriction be recorded as a covenant in the land records.

Mrs. Phillips-Gilbert moved to amend the motion to add to the recommendation that support is conditional on the applicant's commitment to hire local residents for construction and maintenance and to provide support for a youth organization.

The amendment was accepted, 4-1-0, with Commissioner Alberti in opposition. The motion, as amended, was accepted 4-1-0, with Commissioner Alberti in opposition.



Advisory Neighborhood Commission 6A Meeting Minutes of February 25, 2014



901 D Street NE

Motion: Mr. Holmes moved/Mr. Alberti seconded a motion to send a letter to HPRB calling to its attention its requirement that decks and furniture be built out of sight of the street and the fact that the construction of a deck at 901 D Street NE may be out of compliance with those regulations. The motion passed by unanimous consent, 5-0-0.

6. New Business

H Street FreshFarm Market

Motion: Mr. Holmes moved/Mr. Alberti seconded a motion that the ANC send a letter to DDOT supporting the H Street FreshFarm Market to be located at Thirteenth (13th) Street NE between H Street NE and Wylie Street NE from April 19, 2014 through December 20, 2014. Further, the ANC supports FreshFarm's requests to not be moved on the day of the H Street Festival, and that it be allowed to close the street for a Tenth (10th) Anniversary celebration on one Saturday this season. The motion passed by unanimous consent, 5-0-0.

Participation in March 26 Mayoral Forum

Motion: Mr. Alberti moved/Mr. Ward seconded a motion in support of ANC 6A's co-sponsorship of a DC Federation of Civic Organizations Mayoral Forum on March 26, 2014 at Eastern High School, along with many other local organizations. Further, Commissioner Ward is appointed as the ANC's representative to the planning committee for the event. The motion passed by unanimous consent, 5-0-0.

Authorization for Pocket Parks Testimony

Motion: Mr. Holmes moved/Mr. Alberti seconded a motion to authorize Mr. Holmes and Mr. Alberti to testify at a March 3, 2014 hearing on D.C. pocket parks. The motion passed by unanimous consent, 5-0-0.

The meeting was adjourned at 8:45 PM.



Commission Letters of March 13, 2014 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



February 28, 2014

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 18694 (1362 H Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on February, 2014, our Commission voted 5-0-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a variance relief pursuant to § 3103.2 from the requirements for maximum floor are ratio (FAR) set forth at § 771.2.

The Commission supports granting the requested variance subject to certain conditions stated hereinafter. The ANC has found the strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant. Granting the requested relief, subject to the conditions below, will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan.

The ANC requests that the Board of Zoning Adjustment (BZA) set as conditions of the order the following:

1. That space be set aside within the property boundaries to completely contain trash and recycling bins, ensuring no use of public space for trash containment;
2. That all loading and unloading of delivery vehicles occur at the rear of the property;
3. That there be no amplified music at any time on the roof deck.
4. That roof deck hours not extend beyond 11 p.m. from Sunday through Thursday and beyond 12 a.m. on Friday and Saturday.
5. That any signage for the building be in keeping with the character of the street and the architectural context of the building.

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag.



Commission Letters of March 13, 2014 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



Please be advised that Nicholas Alberti, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti,
Chair, Advisory Neighborhood Commission 6A



Commission Letters of March 13, 2014 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



March 6, 2014

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 18724 (819 D Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on February 25, 2014, our Commission voted 5-0-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a variance relief pursuant to § 3103.2 from the requirements for minimum lot size set forth at § 401.1, the requirements for lot size per residential unit set forth at § 401.3, and the court size requirements set forth at § 406.1.

The Commission supports granting the requested variances subject to certain conditions stated hereinafter. The ANC has found the strict application of the above-referenced zoning requirements would result in peculiar and exceptional practical difficulties and hardship to the applicant. Granting the requested relief, subject to the conditions below, will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan. Our support is conditioned on the commitment of the applicant to build a maximum of twenty six (26) units in the principal structure (the former Church structure).

The ANC requests that the Board of Zoning Adjustment (BZA) set as a condition of the order that any contracts for sale or lease of the residential units restrict the number of residential parking permits to be issued to residents to no more than six and that this restriction be recorded as a covenant in the land records.

Please be advised that Nicholas Alberti, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

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Commission Letters of March 13, 2014 Meeting



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On Behalf of the Commission,

Nicholas Alberti,
Chair, Advisory Neighborhood Commission 6A



Commission Letters of March 13, 2014 Meeting



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Box 75115
Washington, DC 20013



February 28, 2014

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 18692 (1717 E Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on February 25, 2014, our Commission voted 4-1-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a use variance pursuant to § 3103.2 permitting the construction of an eight-unit apartment house on the subject property, a use not among those permitted by § 330.5.

The Commission supports granting the requested variances subject to certain conditions stated hereinafter. The ANC has found the strict application of the above-referenced zoning requirements would result in exceptional and undue hardship to the applicant. Granting the requested relief, subject to the conditions below, will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan.

The ANC requests that the Board of Zoning Adjustment (BZA) set as a condition of the order that any contracts for sale or lease of the residential units restrict the number of residential parking permits to be issued to residents to no more than three and that this restriction be recorded as a covenant in the land records. The ANC further conditions its approval on the applicant's commitment to hire residents from the surrounding area to maintain the property and construct the apartment house and also to provide support to a neighborhood youth organization.

Please be advised that Nicholas Alberti, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

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Commission Letters of March 13, 2014 Meeting



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Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



On Behalf of the Commission,

Nicholas Alberti,
Chair, Advisory Neighborhood Commission 6A



Commission Letters of March 13, 2014 Meeting



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



February 28, 2014

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 18720 (723 13th Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting¹ on February 13, 2014, our Commission voted 5-0-0 (with 5 Commissioners required for a quorum) to support the Applicant's request for a special exception from § 223 (not meeting the lot occupancy requirement in an R-4 zone) in the above referenced application.

The Commission supports granting the requested special exception because the proposed second floor addition to the rear of the structure will not unduly affect the light and air available to neighboring properties nor unduly compromise their privacy of use and enjoyment. Letters of support from the adjacent neighbors expressly acknowledging the height of the proposed structure were included with the application.

Please be advised that Nicholas Alberti, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti,
Chair, Advisory Neighborhood Commission 6A

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Officer Reports - Treasurer



ANC 6A Treasurer's Report Period Covered - 2/01/14 - 2/28/14

Checking Account:

Balance Forwarded	\$14,763.34
Receipts:	
Transfers from Saving Account	0.
Quarterly allotment (received 2-18-14)	\$4,607.82
Total Receipts	\$4,607.82
Total Funds Available	\$19371.16

Disbursements:

Irene Dworakowski (Agenda package Feb. 2014) Ck #1632	\$200.00
Jay Williams, Reimbursement for travel to hearing, Ck. #1636	23.42
Roberta Weiner (Minutes Feb. 2014) Ck #1639	180.00
Stop check fee (2-10-14), lost check to WebHST	30.00
Wire transfer fee (charged 2-18-14)	15.00
FedEx Office (Feb. 01, 2014 Statement) Ck #1640	<u>169.47</u>
Total Disbursements	\$617.89

Ending Balance	\$19,371.16
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Savings Account:

Balance Forwarded	\$13,717.82
Receipts:	
Interest, 2/28/14	\$0.21
Deposit	0.
Transfers from Checking Account	0.
Total Receipts	<u>0.21</u>
Total Funds Available	\$13,718.03

Ending Balance	\$13,718.03
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Officer Reports - Treasurer



PETTY CASH SUMMARY

Petty cash summary	
Balance Forwarded	\$25.00
Deposit to Petty Cash	0.
Total Funds Available	\$25.00
Disbursements:	
Total Disbursements	0.
Ending Balance	\$25.00



Committee Reports
Community Outreach Committee (COC)



ANC6A Community Outreach Committee

No report. Committee did not meet in February 2014.



Committee Reports Alcohol Beverage and Licensing (ABL)



Alcoholic Beverage Licensing Committee ANC 6A February 18, 2014

Pursuant to notice duly given, a meeting of the Alcoholic Beverage Licensing Committee (“Committee”) of ANC6A was held commencing at 7:00 pm EST on February 18, 2014 at Sherwood Recreation Center, 640 Tenth (10th) Street NE, Washington, DC 20002.

Committee Members Present: Jay Williams (Chair), Michael Herman, and David Oberting.

Committee Members Absent: Adam Healy, Mary Cary Bradley, Christopher Seagle, Roger Caruth, and Ann Marie Koshuta.

Commissioners Present: None.

Community Members Present: Chris Steinke, Margaret Holwill, Jermaine Matthews, Karl Graham, and others.

I. Call to Order

Chairman Jay Williams called the meeting to order at 7:00 pm. The meeting having been duly convened, was ready to proceed with business without a quorum. Chairman Williams reviewed the agenda and asked if there were any additions or edits. There were none.

II. Community Comment

- Ms. Holwill reported that Romeo and Juliet on Massachusetts Avenue NE just received an order from the ABC Board limiting its outdoor patio hours to 11:00 pm/midnight.
- Mr. Steinke asked whether the ANC would change its strategy for Settlement Agreements given the Ben’s Chili Bowl protest hearing. Chairman Williams reported that the ANC always evaluates its strategy, but it was premature to discuss changes due to the hearing because the Board had not issued an order yet.

III. Old Business

A. Update on status of XII, Ben’s Chili Bowl, and Cusbah protest hearings.

- Mr. Williams reported that XII’s request for reinstatement was denied, even though the ANC did not oppose it. This means that XII has to re-submit its renewal application and go through the placarding process again. XII would be able to remain open during this period.
- Mr. Williams reported that the Ben’s Chili Bowl protest hearing went forward as scheduled, and the ANC expected to receive a decision from the Board in the next few weeks. The transcript is available on the ANC’s website.
- Mr. Williams reported that the Cusbah protest hearing had been continued to April.

B. Update on Sin Bin Sports Bar & Restaurant Settlement Agreement.

- Mr. Williams reported that representatives from Sin Bin agreed to the ANC’s standard Settlement Agreement, and noted that it was very nice to work with business owners who were interested in what was important to the community.



Committee Reports

Alcohol Beverage and Licensing (ABL)



C. Update on Sahra mediation and Settlement Agreement addendum.

- Mr. Williams reported that the ANC attended mediation with Sahra in advance of a scheduled protest hearing, and the parties were able to reach an agreement. Sahra agreed to, among other things, have last call on its sidewalk café a half hour before the café's closing hours, properly secure all patio furniture when not in use, not use third party event promoters, and designate one employee responsible for overseeing the outdoor space at all times it is in operation.

IV. New Business

A. Discussion of new license application for Halftime Sports Bar at 1427 H Street NE (Class "C" Tavern) (License Number ABRA-094107).

- Mr. Graham, the owner, spoke to the Committee about his plans.
- The establishment will have a sports bar theme, but will be kid-friendly, serving burgers, fries, chicken nuggets, applesauce, etc.
- The plan is to have about 20 television sets, and to show a variety of sports at all times.
- Mr. Graham noted that the establishment would be a bar first, with food and kid-friendly aspects secondary.
- Mr. Graham noted that there have been no incidents or problems at his other H Street establishment, the Elroy, and that he also intended to have an office at the new location, so he will be present at the establishment a lot.
- The establishment will not have a patio or roof deck.
- Mr. Graham stated he had no problem signing the standard ANC Settlement Agreement.
- Mr. Williams clarified that the establishment had no plans for any outdoor space, and Mr. Graham confirmed.
- Mr. Graham noted he was hoping to have special events where sports figures would be present to sign autographs.
- Mr. Williams raised the issue of the application for a Tavern license rather than a Restaurant license.
- Mr. Graham said he would be unable to maintain a CR license due to the prices of the food he planned to sell.
- Mr. Williams noted that he felt there shouldn't be a blanket opposition by the ANC to CT licenses, but that the issue should be carefully considered on a case-by-case basis. He stated that he was leaning in favor of a CT in this instance due to the history with the Elroy and the fact that the establishment had no outdoor space and was not close to residences.
- Ms. Holwill stated that she agreed that some exceptions should be made to an overall opposition to CT licenses.
- Mr. Steinke stated that the ANC's policy on CT licenses was formalized during a discussion of a liquor license moratorium, and that the idea was to encourage restaurants. He expressed his belief that this policy had evolved into a blanket opposition to CT licenses.
- Ms. Holwill responded that the meeting resulted in a general disfavoring of CT licenses.



Committee Reports

Alcohol Beverage and Licensing (ABL)



- Mr. Matthews stated that the issue is really one of image, because CRs can do all of the things CTs can do, including live entertainment.
- Mr. Oberting stated that he believed the best barometer on the issue is the market.
- Mr. Williams said that ABRA has incentivized CTs in the way the regulations work; that there was no real incentive for an establishment to get a CR license. Although it's slightly cheaper, there are additional reporting obligations, and a restaurant can sell as much food as it wants under a CT license.
- Mr. Herman stated that he sees the ANC policy as a recommendation, but that it gives the Committee and the ANC flexibility to consider individual cases.
- Mr. Holwill stated it is also difficult for smaller buildings on H Street to run a profitable business, and alcohol sales are where the money is.

Mr. Williams moved/seconded by Mr. Herman that the ANC formally protest the CT license application for Halftime Sports Bar at 1427 H Street NE (License Number ABRA-094107) unless a signed Settlement Agreement is submitted to the ANC prior to the protest date. Motion carried 3-0.

B. Discussion of new license application for Andy Lee Liquor, Inc. (Trade Name TBD) at 914 H Street, NE (Class "A" Retailer) (License Number ABRA-093550).

- Mr. Williams noted this applicant had been previously discussed at the November 2013 meeting, but that they had since withdrawn and resubmitted their application.
- Mr. Matthews spoke on behalf of the owner, Andy Lee, whom he said was unavailable to make it to the meeting due to conflicts and the fact that the establishment was added to the agenda just a few days ago.
- Mr. Matthews stated that the issue with resubmitting the application had to do with a zoning issue and a lack of a landlord letter.
- Mr. Matthews said that Mr. Lee plans to run a high-end establishment, with a large part of the business focusing on wine sales. Mr. Lee plans to have open displays and no plexiglass, and maintain a safe, clean environment.
- According to Mr. Matthews, Mr. Lee understands the singles ban in Ward 6 and will abide by it.
- Mr. Lee plans to have a security guard present at the store at night.
- Mr. Williams asked about whether Mr. Lee intended to sell 2-packs of beer, because there had been concerns raised at the previous meeting that this is a way to get around the singles ban. Mr. Matthews said Mr. Lee would like to sell higher quality beer in 2-packs, not malt liquor.
- Mr. Matthews stated that this is Mr. Lee's first establishment in DC, and that he wants to work with the community. Mr. Lee is willing to discuss a Settlement Agreement.
- Ms. Holwill expressed disappointment that Mr. Lee did not attend the meeting.
- Mr. Williams pointed out that it was true that the establishment was only added to the agenda a couple of days ago, due to the placard posting date and the required protest schedule.

Mr. Williams moved/Mr. Oberting seconded that the ANC formally protest the Class A Retailer license application for Andy Lee Liquor, Inc. at 914 H Street NE (License Number



Committee Reports Alcohol Beverage and Licensing (ABL)



ABRA-093550) unless a signed Settlement Agreement is submitted to the ANC prior to the protest date. Motion carried 3-0.

V. Adjourn

The Committee adjourned at 8:00 pm.



Committee Reports Alcohol Beverage and Licensing (ABL)



District of Columbia Government
Advisory Neighborhood Commission 6A
P. O. Box 75115
Washington, DC 20013



March 2, 2014

Ms. Ruthanne Miller, Chairperson
Alcoholic Beverage Control Board
2000 14th Street, NW, Suite 400S
Washington, DC 20009

Re: ABRA #093632 (Sin Bin Sports Bar & Restaurant)

Dear Ms. Miller,

Advisory Neighborhood Commission 6A has reached a Settlement Agreement with Sin Bin Sports Bar & Restaurant (1336 H Street NE). The jointly signed SA is attached.

At its February 25th meeting, the Commission voted 5-1 to approve the SA. Five Commissioners are required for a quorum. This monthly meeting was publicly announced and properly noticed. ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A and NewHillEast Yahoo Groups, on the Commission's website, and through print advertisements in the *Hill Rag*.

If you have any questions regarding this SA, please do not hesitate to contact me.

On behalf of the Commission,

Jay Williams
Commissioner, ANC 6A05
Chair, ANC 6A ABL Committee



Committee Reports Alcohol Beverage and Licensing (ABL)



Made this 24th day of January, 2014

by and between

Sin Bin Sports Bar & Restaurant (ABRA # 093632)
1336 H Street, NE
Washington DC 20002

and

Advisory Neighborhood Commission 6A

Preamble

Through this Agreement, both parties aim to create an environment whereby Applicant may operate as a viable contributing business in the ANC 6A community, while concurrently curtailing any adverse effects a business such as Applicant's could have on the surrounding neighborhood.

Applicant agrees to work regularly with ANC 6A, neighborhood associations, and residents to ensure the business operations do not adversely affect the surrounding neighborhood. All parties believe the statements and provisions contained in this Agreement are reasonable and must become wholly integrated into the day-to-day operation of the business establishment.

Further, ANC 6A acknowledges that this Settlement Agreement shall be presented to all Class CR applicants within the boundaries of ANC 6A. The community and merchants have agreed that it is in all the parties' best interests to standardize the requirements for the operations of restaurant, tavern, and nightclub establishments within the boundaries of ANC 6A. To the greatest extent possible, the ANC will not insist upon or allow any significant changes to this Settlement Agreement that will unfairly benefit or, conversely, cause competitive disadvantage to, any individual applicant or establishment within the ANC, unless such change is required by the District of Columbia government, other authorized governmental bodies, or rule of law.

The community and merchants understand and agree that the changes imposed upon the operations of all licensees within the ANC as set forth herein are important measures to protect the safety, peace, order, and quiet of the neighborhood, its residents, and businesses.

Witnesseth

Whereas, Applicant's premises is within the boundaries of ANC 6A; and,

Whereas, the parties desire to enter into an agreement governing certain requirements and understandings regarding the issuance of a Retailer's Class CR Liquor License at the subject premises; and,

Settlement Agreement between Sin Bin Sports Bar & Restaurant and ANC6A
Page 1 of 4



Committee Reports

Alcohol Beverage and Licensing (ABL)



The Parties Agree As Follows:

1. **Public Space Cleanliness and Maintenance.** Applicant will maintain the public space (minimally the front sidewalk up to and including the gutter in front of the subject premises, and the alleyway behind the subject premises) adjacent to the establishment in a clean and litter-free condition by:
 - a. Picking up trash, including beverage bottles and cans, and all other trash a minimum of twice daily (once immediately before business hours and again between 5:00 p.m. and 8:00 p.m.).
 - b. Maintaining regular trash and garbage removal service, regularly removing trash from the trash and dumpster area, and seeing that the trash and dumpster area remain clean.
 - c. Depositing trash and garbage only in rodent-proof dumpsters, and seeing that dumpster covers fit properly and remain fully closed except when trash or garbage is being added or removed.
 - d. Exercising due diligence to prevent and/or rid vermin infestation in and around the establishment, including following, minimally, the recommendations and guidelines of the Vector Control Division of the Department of Public Works.
 - e. Assisting in maintenance of the curbs in front of the establishment to keep them free of trash, removing snow and ice from the sidewalk, and complying with all applicable D.C. laws and regulation in these respects.
 - f. Planting, watering, and generally tending to tree boxes directly in front of the subject premises, if any.
 - g. Promptly removing or painting over any graffiti written on the exterior walls of the property.
 - h. Requiring the owner and employees not to park on public space between the building and the curb.
 - i. Not locating trash bins, chairs, tables, or other equipment on public space without a valid space permit.

2. **Business Operations and Practices.**
 - a. Applicant will not, directly or indirectly, sell or deliver alcohol to any intoxicated person or to any person who appears to be intoxicated.
 - b. Applicant agrees to take all necessary steps to prevent patron rowdiness, including refusing admission/service to rowdy and/or unruly persons.
 - c. Applicant agrees to ensure that no patron brings an open container of an alcoholic beverage into the establishment from outside sources, and at no time exits the establishment with an open container of an alcoholic beverage. Wine shall be corked in accordance with DC Code § 25-113(b)(5).
 - d. Applicant will not provide or sell alcoholic beverages "to go." Applicant agrees not to promote or participate in bar or pub "crawls" or any other event of this nature.
 - e. The licensed establishment will be managed in person by Applicant or a board-licensed manager.
 - f. Applicant, and all employees that are designated to serve alcoholic beverages, shall attend and complete an alcoholic beverage server training course/seminar.
 - g. Applicant shall post a notice kept in good repair and visible from point of entry a sign that states:
 - i. Proper ID is required to be served and that the establishment will check IDs at all times prior to serving alcoholic beverages to patrons;
 - ii. It is illegal to sell alcohol to anyone under age 21;
 - iii. Patrons are requested not to litter, loiter, or make excessive noise in the neighborhood as they arrive or depart;
 - iv. Warning: Drinking alcoholic beverages during pregnancy can cause birth defects; and
 - v. The establishment requests that customers do not contribute to panhandlers.
 - h. Applicant shall make every effort to prohibit and prevent loitering and criminal activity on or in front of the establishment premises, to include:
 - i. Asking loiterers to move on whenever they are observed outside the establishment;
 - ii. Calling the Metropolitan Police Department if illegal activity is observed;
 - iii. Keeping a written record of dates and times (a "call log") when the MPD is called for assistance; and

Settlement Agreement between Sin Bin Sports Bar & Restaurant and ANC6A

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Committee Reports

Alcohol Beverage and Licensing (ABL)



- iv. Applicant will maintain a detailed incident log. An incident is defined as any activity by patrons of the establishment inside or immediately outside the establishment that could lead to an ABRA investigation. Each incident will contain the date, time, and location of each incident with a concise summary. Guests and staff involved or witnesses of the incident will be identified and listed. If there is a medical or police response, that information will also be noted.
 - i. Upon request of the Board, Applicant's call log and incident log shall be provided to the Board during meetings or hearings involving future renewals or contested proceedings involving Applicant's license.
 - j. Applicant shall not support the installation of pay phones outside of the establishment on its property.
 - k. Applicant will utilize and maintain high-intensity floodlights on the exterior of its premises so as to fully light any abutting alleyway from dusk until dawn.
 - l. Applicant shall provide valet parking services only with valet parking companies as defined, licensed, and in compliance with D.C. Municipal Regulations Title 24 Chapter 16. Applicant will not engage in valet parking that results in vehicles parked in residential parking spaces.
- 3. Music / Dancing / Entertainment.**
- a. Applicant agrees to ensure that sounds originating from within the establishment are mitigated by installing adequate soundproofing.
 - b. Applicant shall not produce any sound, noise, or music of such intensity that it may be heard in any premises other than the licensed establishment in accordance with DC Code § 25-725.
 - c. In order to mitigate noise on an outdoor patio, rooftop deck, or summer garden the following steps will be taken:
 - i. Applicant shall not offer any type of live or pre-recorded music on the patio;
 - ii. A fence or other barrier will enclose the entire perimeter;
 - iii. No fewer than two signs will be clearly posted to remind guests to keep their voices at normal speaking volume;
 - iv. Staff will monitor the outdoor area to make sure guests do not raise their voices above normal speaking tones; and
 - v. Potted plants, trees, fountains, or other types of noise mitigation techniques will be incorporated into the decor.
 - d. The hours of operation for a patio or summer garden on private property (excluding rooftops) are limited until 11:00 pm Sunday through Thursday evenings and 12:00 am on Friday and Saturday evenings. The sale and consumption of alcoholic beverages must end at that time and the patio must be cleared of all patrons and staff. If the patio or summer garden has been open for business for at least three months during the months of April through September and noise levels from the patio or summer garden have not violated this Section and the licensee otherwise has a record of good conduct, the ANC may support a change of hours application submitted to ABRA to allow for expanded hours of operation on the patio or summer garden.
 - e. If the outdoor patio is located on public space or on a rooftop deck, the hours of operation of that patio will be limited until 11:00 p.m. Sunday through Thursday evenings and 12:00 a.m. on Friday and Saturday evenings. The sale and consumption of alcoholic beverages must end at that time and the patio must be cleared of all patrons.
 - f. Applicant may offer facilities for dancing for patrons only with an entertainment endorsement and may have recorded and background music without an entertainment endorsement. "Entertainment" means live music or any other live performance by an actual person, including live bands, karaoke, comedy shows, poetry readings, and disc jockeys. The term "entertainment" shall not include the operation of a jukebox, a television, a radio, or other prerecorded music.
 - g. All CT license holders with an entertainment endorsement must have an ABRA-accepted security plan in place.
 - h. The kitchens for all CR license holders shall remain open and operational up until at least one hour

Settlement Agreement between Sin Bin Sports Bar & Restaurant and ANC6A

Page 3 of 4



Committee Reports

Alcohol Beverage and Licensing (ABL)



prior to closing.

4. **Cooperation with ANC 6A.** Applicant agrees to work on resolving issues preventing Applicant from fulfilling its obligations under this Agreement with all of the following: the Single Member District (SMD) ANC Commissioner within whose boundaries the establishment is located, the Chair of the ABL Committee, and other Commissioners whose SMDs are adjacent to the location of the establishment.
5. **Modifications.** This Agreement may be modified and such modification implemented by Applicant only by mutual agreement of the parties and the subsequent approval of the modification by the ABC Board pursuant to DC Official Code Code § 25-446.
6. **Miscellaneous.**
 - a. Applicant shall post a copy of this Settlement Agreement in the establishment in conjunction with the posting of its alcoholic beverage license.
 - b. Applicant will operate in compliance with all applicable DC laws and regulations.
7. **Enforcement.**
 - a. If either party hereto believes in good faith that Applicant is in violation of this Agreement, written notice specifying the alleged violation shall be delivered to Applicant and Applicant shall have ten (10) days after receipt of such written notice to come into compliance with this Agreement or respond to said alleged notice of default.
 - b. Applicant and ANC 6A agree to enter into this Agreement. If Applicant should breach the conditions of this Agreement, it is understood by all parties that ANC 6A and/or its committees shall immediately file a complaint with the ABC Board, which will be investigated by ABRA's Enforcement Division, and may subject Applicant to a Show Cause proceeding or any other penalty available to the Board under the law.
 - c. This Settlement Agreement is binding on Applicant and its assigns and will continue in force for any and all subsequent license holders at this location.

In Witness Whereof

The parties have affixed hereto their hands and seals.

Applicant:

By: [See Next Page] Date: _____

Signature: _____

Advisory Neighborhood Commission 6A Representative:

By: Jay Williams, Chair, ABL Committee Date: 2/25/14

Signature: 



Committee Reports Alcohol Beverage and Licensing (ABL)



prior to closing.

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 - c. This Settlement Agreement is binding on Applicant and its assigns and will continue in force for any and all subsequent license holders at this location.

In Witness Whereof

The parties have affixed hereto their hands and seals.

Applicant:

By: David McQuaid Date: 1/25/14

Signature: David McQuaid

Advisory Neighborhood Commission 6A Representative:

By: _____ Date: _____

Signature: _____



Committee Reports

Transportation and Public Space (TPS)



ANC 6A Transportation & Public Space Committee Meeting Minutes

Maury Elementary School (1250 Constitution Avenue NE)
February 24, 2014

- I. Meeting called to order at 7:10 pm.
- II. Introductions - In attendance were Jeff Fletcher, DeLania Hardy, Benjamin Rosset and J. Omar Mahmud (Chair)
- III. Community Comment - None
- IV. Announcements
 - A. New DDOT/TOPS mobile app for public space permit information is now available.
- V. New Business
 - A. Review and approve 2014 Committee Goals
 1. Mr. Mahmud reviewed the 2013 Committee goals with Committee members.
 2. The Committee agreed to add mention of the Seventeenth (17th) and Nineteenth (19th) Street NE street improvements proposed by the District Department of Transportation (DDOT) to items six and seven.
 3. ***Mr. Mahmud made a motion to approve the Committee goals as revised (see attached), which was seconded by Mr. Rosset and passed without objection.***
 - B. Approve Committee Co-Chair
 1. ***Mr. Mahmud made a motion to add Committee member Todd Sloves as a joint Committee chair, which was seconded by Mr. Fletcher and passed without objection.***
- VI. Additional Community Comment - None
 - A. Mr. Mahmud invited Committee members to raise concern they would like to see the Committee and ANC look into this coming year.
 1. Mr. Rosset expressed concern about traffic volume coming through the eastern end of ANC 6A, mostly along C Street NE, coming from Route 295. He indicated his hope was the Eleventh (11th) Street Bridge project would alleviate this traffic problem, but he hasn't seen a reduction in volume and wondered if it is because motorists still don't know that downtown can be accessed more easily by staying on Route 295 instead of exiting at East Capitol Street NE. Mr. Rosset suggested the Committee recommend engaging DDOT on improving signage for motorists, particularly during rush hour, to let them know alternative routes to downtown.
 2. Mr. Rosset suggested engaging DDOT to address speeding traffic around Lincoln Park where children play and pedestrians are more numerous. He also asked about addressing dangerous parking practices around the perimeter of the park on Sundays. Mr. Mahmud suggested the Committee engage the churches around the park as we have done in the past to address parking concerns caused by church parking on Sundays.
 3. Mr. Rosset asked that ANC 6A engage DDOT to address dangerous vehicle speeds on Constitution Avenue NE caused by motorists speeding to catch the light when traveling



Committee Reports

Transportation and Public Space (TPS)



between Fifteenth (15th) Street NE to Seventeenth (17th) Street NE. He believes this could be a signal light timing issue.

VII. Adjourned meeting at 7:45 pm



Committee Reports

Transportation and Public Space (TPS)



ANC 6A Transportation and Public Space Committee 2014 Goals

1. Provide a forum for the ANC 6A community to discuss and recommend solutions to transportation and public space-related issues impacting ANC 6A.
2. Cultivate relationships and coordinate efforts with other city ANCs and community groups having a stake in transportation and public space matters impacting ANC 6A.
3. Work with other ANC 6A committees to address committee crossover issues including, but not limited to, zoning and public safety concerns.
4. Assist the District Department of Transportation (DDOT), nearby ANCs and other community groups with implementing comprehensive transportation management plans incorporating parking, public transit, vehicle sharing, bicycling and pedestrian alternatives to address the anticipated increase in traffic congestion in and surrounding the H Street/Benning Road corridor.
5. Help educate the ANC 6A community on transportation and public space-related concepts.
6. Provide timely, well-informed recommendations to the ANC 6A Commission regarding transportation and public space-related issues so that it may weigh in on city decisions affecting ANC 6A including, but not limited to, streetcar and other public transit initiatives for the H Street/Benning Road corridor, streetscape and traffic calming improvements along Maryland Avenue NE, 17th/19th Street NE, C Street NE and Florida Avenue NE, planned public space uses and implementation of transportation studies such as the Capitol Hill Transportation Study.
7. Track progress of streetcar and other public transit initiatives impacting our ANC, including the H Street/Benning Road corridor streetcar project. Identify corridors for future traffic calming studies and track the progress of streetscape and traffic calming improvements along Maryland Avenue NE, 17th/19th Street NE, C Street NE and Florida Avenue NE, planned public space uses and implementation of transportation studies such as the Capitol Hill Transportation Study, and report to the ANC 6A Commission on these matters.
8. Work with the DDOT, Deputy Mayor for Planning and Economic Development, Ward 6 Councilmember's Office and other city agencies to implement transportation, parking, bicycle infrastructure and pedestrian safety initiatives.
9. Report to the ANC 6A Commission on all significant transportation and public space-related activities conducted by the DDOT, Washington Metropolitan Area Transit Authority, Deputy Mayor for Planning and Economic Development, Office of Planning, National Capital Planning Commission, and other agencies that directly or indirectly impact ANC 6A.



ANC6A Economic Development and Zoning Committee

7-9 PM, Wednesday, February 19, 2014

Sherwood Recreation Center (640 10th St, NE), 2nd Floor Community Room

Committee Members Present: Dan Golden (Co-Chair), Charmaine Josiah, Michael Hoenig, Missy Boyette, Laura Gentile, Justin Thornton, and Stephanie Frang.

Commissioners Present: David Holmes, Andrew Hysell

Community Comment

None

Status Reports

Vacant Properties - 1737 F St NE. In response to a neighbor's concern, Chairman Dan Golden recently reached out to the DCRA to check on the status of this project.

Old Business

None

New Business

819 D Street NE (BZA 18724): The Applicant seeks Historic Preservation Review Board (HPRB) approval for the design of its proposed renovation and conversion of a vacant church and two adjacent row houses into a condominium development with twenty-six (26) residential units located in the church building and two (2) residential units located in each of the two row houses adjoining the church (one on D Street NE and one on Ninth (9th) Street) for a total of thirty (30) residential units. (Specific zoning relief requested by this Applicant is documented in the Minutes of the December 2013 and January 2014 EDZ meetings).

The Developer walked through the proposed project with the Committee, focusing on the proposed changes to the two church facades, which are the primary concern of the HPRB. The Developer indicated that it would replace windows "in-kind" at the rear of the building (i.e., casement windows would be replaced with casement windows, etc.). Missy Boyette asked about the reduced areaways along D Street NE. The Developer indicated that the areaways would pose less of an impact along the two streets in comparison to a sidewalk. There would also be landscaping in window wells.

For the existing façade on D Street NE, the Developer proposed to replace the windows with the diamond-pattern glass design on the ground floor and annex with vision (clear) glass in the same shape and pattern. The Developer also proposed to create two new windows on either side of the big stained glass window in the middle of the façade to allow for light into the bedrooms of two housing units. Committee member Missy Boyette asked why these windows were necessary. The Developer responded that it needed to create one window in each of the bedrooms of two condo units. The Developer indicated that, without those windows, the condo units would not be attractive to prospective buyers. The Developer also proposed to drop the sill on the main window (to extend the window) so that it would be usable for the tenant. A row of clear (vision) glass would be incorporated across the center of the main window to admit necessary light to the residential units. For the dropped sill, the Developer would match the existing cornice. The Developer further explained that the goal of its plan is to keep the main stained glass but also create usable windows for tenants.

The Developer also noted it plans to build a deck in the tower that would be accessed from inside one of the living areas. There would be no other access points to the deck.



The cupola would be refurbished and the roof would be altered to allow for two skylights (3"x 5") to match the slope of the roof. The Developer also plans to replace the inexpensive aluminum doors with wooden doors.

For roofing, the Developer proposed to use asphalt shingles in the same shape as the current roof for the renovation. For windows, the HPRB indicated that it would be amenable to the use of wooden-frame windows on the first floor and aluminum clad windows above the first floor.

The Developer would install a metal railing around the areaways with landscaping in front of it. The railing would be made of material and design to match the historic period.

Committee member Boyette asked about the location of the condensers and other equipment. The Developer indicated that these units would be installed on the roof of the annex and set far back behind a parapet wall.

Commissioner Holmes raised the concern that, without the benefit of the comments from the HPRB, the Committee is not sure where to focus its review and noted that, before the next ANC meeting, it would be helpful to have the HPRB's full comments. Holmes also stressed concerns about the Developer's proposed changes to the stained glass windows. Committee member Boyette said that the Developer's proposal to drop the sills on the windows might be a workable option because these changes to the building could be fixed and changed back to the original façade, if necessary, in the future.

The Committee voted 9 - 0, with Commissioners Holmes and Hysell voting, to recommend that the ANC recommend that the HPRB approve the proposed design, provided the developer addresses HPRB's pending comments prior to the March 27, 2014 hearing.

1300 H Street NE (Rise Development). Ben Miller of Rise Development presented an update to the Committee on its progress in developing the site of the former RL Christian Library. Mr. Miller indicated that, due to the environmental contamination issue from the dry cleaner next door, as well as other sources, the proposed plan of creating a seventeen (17) car underground parking garage is no longer feasible. Mr. Miller's proposed solution is to create parking spots in the following locations: seven or eight (7-8) spots in the back of the building; four (4) spaces in the Rise Controlled Lot at 1337 H Street NE; and four (4) spaces at property owned by Rise (HSCDC property) and currently being used as a community garden on Thirteenth (13th) between Wylie and H Streets NE.

Several community members expressed concerns about Rise's proposed alternative parking solution because it removes a community amenity (the garden). Further, neighbors stressed that the developer should have been aware of the environmental concerns prior to making the bid for the project because the Deputy Mayor's Office conducted an extensive assessment of the site prior to the bidding process.

Reyna Allora, Office of the Deputy Mayor for Planning and Economic Development, told the audience that the City wants to reach consensus with the community on the proposed parking plan, and noted that there was no deadline set for the project.

Committee member Michael Hoenig asked where the developer came up with the seventeen (17) parking spots, and asked if they could possibly consider a proposal that included fewer parking spaces.

Commissioner Holmes mentioned that Rise would need a variance to convert the HSCDC lot to parking spaces. Holmes further stated that, since the site had never been used for housing, the developer may not be eligible for a Resident Parking Permit (RPP).



Chairman Golden concluded the discussion by suggesting that Mr. Miller check with the City to see if the project would in fact be eligible for RPP. And if so, Chairman Golden further suggested that Mr. Miller consider the possibility of limiting the number of parking spots for the proposed project.

504 12th Street NE (BZA 18755): Applicant seeks a special exemption from the lot occupancy requirements for construction of a two-story addition to an existing row house and relief from the court requirements for the same. The Applicant indicated that the addition would increase lot occupancy from the current 62.39% up to 65.7%. The Applicant plans to tear down the open porch to create usable space and to expand the living space of the home. The house is 898.4 square feet on the first (ground) floor level with the only two bedrooms in the house on the second floor. The addition would increase the square footage to 936 feet. Applicant told the Committee that adding a third floor would be much more expensive than creating an addition on the first floor.

The Applicant noted that the proposed addition would not impact the existing roofline and would not affect light on the neighboring properties, noting that neighbors on both sides have no objections. Applicant mentioned that there is already an impact to light due to a structure built by the back neighbor.

Committee member Boyette raised the point that extending a nonconforming, open court would require either a special exception or a variance. The applicant was uncertain whether a special exception or a variance was the appropriate relief.

The Committee voted 9-0 to recommend the ANC support the request for a special exemption for lot occupancy and for either a special exception or variance for the court extension, whichever is required.

Additional Community Comment

None

Next Scheduled ED&Z Committee Meeting:
Wednesday, March 19 2014
7-9 PM
640 10th St NE
Sherwood Recreation Center, 2nd Floor



Economic Development and Zoning Committee



March XX, 2014

Ms. Gretchen Pfaehler, Chair
Historic Preservation Review Board
Office of Planning
1100 Fourth Street, SW, Suite E650
Washington, DC 20024

Re: HPA # 14-180 (819 D Street, NE)

Dear Ms. Pfaehler,

At a regularly scheduled and properly noticed meeting¹ on March 13, 2014, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the proposed design for 819 D Street, NE, on the condition that the developer incorporate the comments of the Historic Preservation Office into its final design prior to its March 27 hearing before HPRB.

The applicant proposes to renovate the existing church at 819 D Street, NE, as well as two adjoining row houses as part of a 30-unit development, with 26 units located in the church and two units in each of the two row houses. The applicant proposes renovations to each of the existing structures, including the addition of new windows and vision glass as necessary to ensure adequate light to each of the residential units. As noted above, the ANC approves of the proposed design provided that HPO's comments are incorporated into the final design.

Please be advised that Nicholas Alberti, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag.



March XX, 2014

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th St. NW, Suite 210
Washington, DC 20001

Re: BZA Case No. 18755 (504 12th Street, NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting² on March 13, 2014, our Commission voted X-X-X (with 5 Commissioners required for a quorum) to support the Applicant's request for a special exception from § 223 (not meeting the lot occupancy requirement in an R-4 zone) and a variance from § 406.1 (minimum width of open court) in the above referenced application.

The Commission supports granting the requested special exception because the proposed addition to the rear of the structure will not unduly affect the light and air available to neighboring properties nor unduly compromise their privacy of use and enjoyment. The Commission supports granting the requested variance because strict application of the open court width requirement would result in peculiar and exceptional practical difficulties and hardship to the applicant. Furthermore, granting the requested variance will not result in substantial detriment to the public good or substantially impair the intent, purpose, and integrity of the zoning plan.

Please be advised that Nicholas Alberti, Andrew Hysell, and Daniel Golden are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti
Chair, Advisory Neighborhood Commission 6A

² ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag.



New Business

