

AGENDA

ANC 6A Economic Development & Zoning Committee
Tuesday, April 24, 2007, 7-9:30 PM
Capitol Hill Towers (900 G St, NE)
Community Room

7:00 pm **Call to order**

7:01 **Presentation/Q&A on Historic District Creation/Expansion**

This will be the second joint public meeting between ANC 6A's Economic Development and Zoning Committee and ANC 6C's Planning, Zoning and the Environment Committee concerning historic district creation/expansion. The following topics will be discussed:

1. Advantages and disadvantages of living in a historic district
2. What a homeowner can and cannot do in a historic district
3. Survey and designation requirements
4. As time permits: A) Respective ANC support of the creation of a new historic district, expansion of the existing Capitol Hill historic district or not becoming part of a historic district.
B) potential boundaries of a new or expanded historic district.

8:00 **Ongoing Status Reports:**

1. H Street Upzoning Moratorium (Rich Luna/Drew Ronneberg) (3 minutes)
2. 200 H (Jeff Fletcher/Drew Ronneberg) (3 minutes)
3. Vacant Properties (Heather Scott) (3 minutes)

8:12 **Old Business** - None

8:12 **New Business**

1. ZC 05-37 (200H – Station Holdings LLC) Applicant is requesting consolidated review and approval of a planned unit development (PUD) and a related zoning map amendment from C-2-A/C-2-B to C-3-C for a portion of the subject property. The Applicant proposes to construct a mixed-use development containing approximately 315 apartment units and approximately 23,748 square feet of gross floor area devoted to retail, professional office, and service uses. The building will have a maximum height of 110 feet at the corner of 2nd and H Streets, NE, stepping down to the south and east sides of the project. The total gross floor area of the project is approximately 403,194 square feet; the proposed overall floor area ratio (FAR) of the project is 5.25. The project will contain a total of 323 parking spaces plus an additional 60 tandem spaces. ANC 6A will be discussing the upzoning, design of the H Street facade and the community amenities of this case. (35 minutes)
2. BZA 17620 (1383-85 H St NE). The applicant is requesting a 3 variances to construct a 3 story infill building at 1383-85 H Street NE. The first variance is to increase the lot occupancy from 75% permitted in a C-3-A zone to 99.5%. The second variance is to waive the rear yard requirement of 12.5 feet. The third variance is to wave the on-site parking requirement of 5 spaces (1 residential; 4 other). (30 minutes)

9:17 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 431-4305.

Visit our website at <http://www.anc6a.org/>

Sign up for automated meeting reminders and community listserv at

<http://groups.yahoo.com/group/anc-6a/>



**ANC 6A AND ANC 6C WILL BE
HOLDING 3 JOINT PUBLIC MEETINGS
CONCERNING THE EXTENSION OF THE CAPITOL HILL
HISTORIC DISTRICT OR CREATING A NEW HISTORIC
DISTRICT TO THE NORTH AND/OR EAST OF
THE EXISTING HISTORIC DISTRICT.**

WEDNESDAY, APRIL 4 - 7:00 PM.

**NPR at 635 Massachusetts Ave NW,
second floor, 7 pm**

The first joint public meeting between ANC 6A's Economic Development and Zoning Committee and ANC 6C's Planning, Zoning and the Environment Committee will be on April 4. This will be an information gathering meeting to inform ANCs and their residents about the process of creating or expanding a historic district. Topics will include the pros and cons of living in a historic district, what types of building alterations are subject to Historic Preservation review, the requirements for surveying properties and the requirements that must be satisfied in order to become part of a historic district.

TUESDAY, APRIL 24 – 7:00 PM

**Community Room at the Capitol Hill
Towers located at 900 G Street, NE.**

The second joint public meeting between ANC 6A's Economic Development and Zoning Committee and ANC 6C's Planning, Zoning and the Environment Committee will be held on April 24. The purpose of this meeting is to discuss the respective ANC support of the creation of a new historic district, expansion of the existing Capitol Hill historic district or not becoming part of a historic district. In addition, the potential boundaries of a new or expanded historic district will be discussed.

WEDNESDAY, MAY 23 – 7:00 PM

**Sherwood Recreation Center located at
the corner of 10th and G Streets, NE.**

The third joint public meeting between the ANC 6A's Economic Development and Zoning Committee and ANC 6C's Planning, Zoning and the Environment Committee will be held on May 23. This purpose of this meeting is to make joint committee recommendations that will be forwarded for review and approval at the June 13th ANC 6C Commission and the June 14th ANC 6A Commission meetings.

**SUMMARY OF DATES,
TIMES AND LOCATIONS:**

**WEDNESDAY, APRIL 4,
2007, 7:00PM,** at the
regularly scheduled ANC
6C Planning, Zoning and
the Environment Commit-
tee meeting at NPR at 635
Massachusetts Ave NW,
second floor, 7 pm (near
Gallery Pl on the red line,
Mt Vernon Sq on the
yellow line).

**TUESDAY, APRIL 24, 2007,
7:00PM,** at the regularly
scheduled ANC 6A Economic
Development and Zoning
Committee meeting in the
community room at the
Capitol Hill Towers located
at 900 G Street, NE.

**WEDNESDAY, MAY 23,
2007, 7:00PM,** a joint
meeting between ANC 6C
Planning, Zoning and the
Environment Committee
and ANC 6A Economic
Development and Zoning
Committee at Sherwood
Recreation Center located
at the corner of 10th and
G Streets, NE.

All Residents are Invited and Encouraged to Attend!













H STREET NE

329.42

+43.31
(0'-0")

C-2-B
34,450 SF

734

729

721

717

C-2-A
42,263 SF

10' Alley

240

2ND STREET NE

3RD STREET NE

+32.7
(10'-6")

+34.6
(8'-9")

+34.85
(8'-6")

+36.09
(7'-3")

G STREET NE

ing
Street, NE, Washington D.C. Station Holdings LLC

H STREET NE

329.42

+43.31
(0'-0")

C-3-C
27,897 SF

C-2-B
11,190 SF

+32.7
(8'-6")

2ND STREET NE

+34.6
(8'-9")

+34.85
(8'-6")

3RD STREET NE

10' Alley

+36.09
(7'-3") G STREET NE



ing
reet, NE, Washington D.C. Station Holdings LLC

Allowable FAR for 200H property

Value per square foot
\$300

As originally purchased

Zone	Square footage	Allowable FAR	Allowable sf.	Value of sq.ft	Total value
C-2-A	76,713	2.5	191,783	\$300	\$57,534,750
Total	76,713		191,783		\$57,534,750

Current C-2-B upzoning from the H Street Overlay

Zone	Square footage	Allowable FAR	Allowable sf.	Value of sq.ft	Total value
C-2-A	42,263	2.5	105,658	\$300	\$31,697,250
C-2-B	34,450	3.5	120,575	\$300	\$36,172,500
Total	76,713		226,233		\$67,869,750

Current C-2-B upzoning with PUD

Zone	Square footage	Allowable FAR	Allowable sf.	Value of sq.ft	Total value
C-2-A	42,263	3	126,789	\$300	\$38,036,700
C-2-B	34,450	6	206,700	\$300	\$62,010,000
Total	76,713		333,489		\$100,046,700

Proposed C-3-C upzoning

Zone	Square footage	Allowable FAR	Allowable sf.	Value of sq.ft	Total value
C-2-A	37,626	2.5	94,065	\$300	\$28,219,500
C-2-B	11,190	3.5	39,165	\$300	\$11,749,500
C-3-C	27,897	6.5	181,331	\$300	\$54,399,150
Total	76,713		314,561		\$94,368,150

Proposed C-3-C upzoning and PUD

Zone	Square footage	Allowable FAR	Allowable sf.	Value of sq.ft	Total value
C-2-A	37,626	3	112,878	\$300	\$33,863,400
C-2-B	11,190	6	67,140	\$300	\$20,142,000
C-3-C	27,897	8	223,176	\$300	\$66,952,800
Total	76,713		403,194		\$120,958,200

Increase in the Value resulting from the upzoning and PUD
Maximum Value of Amenities

\$53,088,450
\$250,000 (estimate)

Amenities as a percent of increased value

0.47%


BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA


APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought		Section No(s).
				Area Variance	Use Variance Special Exception	
1383-85 H Street NE	1027	846	C-2-A	Area Variance		772.1
1383-85 H Street NE	1027	846	C-2-A	Area Variance		774.1
1383-85 H Street NE	1027	846	C-2-A	Area Variance		2101.1

Present use(s) of Property: Unimproved with vehicle storage on site

Proposed use(s) of Property: Mixed Use Retail, Office and Residential

Owner of Property: Peggy and Leon Robbins Telephone No: 202 439-7782

Address of Owner: 7607 Takoma Avenue, Takoma Park MD 20912-4128

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public

Hearing Notice: Application of Leon and Peggy Robbins for a variance from the lot occupancy

limitations, the rear yard requirement and the off-street parking requirements of the C-3-A zone to allow construction of a three story mixed use building at the subject premises.

Estimated construction cost \$ 400,000.00 Advisory Neighborhood Commission Single-Member District(s) 6A06

Date: 1/16/07 Signature: [Signature] Applicant*

* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

To be notified of hearing and decision:
(Owner or Authorized Agent*)

Name: Edgar T. Nunley

Address: 4707 Brinkley Road, Temple Hills, Maryland, 20748-5210

Phone No.: 301 423-4968 Fax No.: 301 423-4968 E-Mail: ed.nunley@comcast.net

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.



ZONING SELF-CERTIFICATION FORM



Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
1383-85 H Street NE	1027	846	C-3-A	6A06

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought §3103.2 - Use Variance §3103.2 - Area Variance §3104.1-Special Exception

Pursuant to Subsections 772.1, 774.1, 2101.1

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

 <small>Owner's Signature</small>	Owner's Name (Please Print) Leon Robbins
 <small>Agent's Signature</small>	Agent's Name (Please Print) David Robbins Donald Robbins

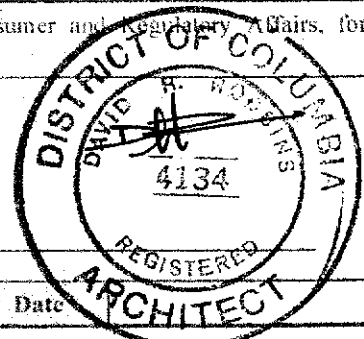
Date	Jan 15, 2007	D.C. Bar No.	N/A	or	Architect Registration No.	4134
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OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

- Accepted for filing.
- Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
- Rejected for failure to comply with the provisions of
 - DCMR Title 11 §3113.2; or
 - DCMR Title 11 Zoning Regulations.
 Explanation _____



Signature _____	Date _____
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1383-85 H Street NE
Washington, DC 20002-4006
November 21 2006

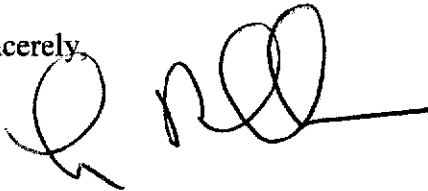
Board of Zoning Adjustment (BZA)
441 4th Street, NW
Suite 210
Washington, DC 20001

To the Board of Zoning Adjustment:

SUBJECT: DELEGATION OF AUTHORIZED AGENT

This will serve to delegate Mr. Edgar T. Nunley to act on my behalf as "Authorized Agent" for the purpose of filing an application to appear before the Board of Zoning Adjustment.

Sincerely,

A handwritten signature in black ink, appearing to read 'L Robbins', with a long horizontal line extending to the right.

Leon Robbins
Owner

Cc: Edgar T. Nunley

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	2140	N/A	N/A	2140	N/A
Lot Width (ft. to the tenth)	24	N/A	N/A	24	N/A
Lot Occupancy (building area/lot area)	N/A	N/A	1605	2130	525 = 99.5%
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	Res 8560 Other - 5350 Total - 8560	Res 2444 Other - 5283 Total - 7727	N/A
Parking Spaces (number)	N/A	Res - 1 space Other - 4 spaces	N/A	None	5 = 100%
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Residential Recreation Space (sq. ft.)	N/A	581.1	N/A	974	N/A
Rear Yard (ft. to the tenth)	N/A	12.5	N/A	None	12.5 = 100%
Side Yard (ft. to the tenth)	N/A	None	N/A	N/A	N/A
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	N/A	N/A	65	47.91	N/A

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

**Re: Application of Leon and Peggy
 Rollins**

BZA Application No.

**Public Hearing
ANC 6A06**

STATEMENT OF THE APPLICANT

I.

Nature of Relief Sought

This is an application pursuant to Section 3103.2 of the Zoning Regulations for variance relief under Section 772.1 to permit construction of a three story mixed use building that does not meet the maximum lot occupancy limitation for a residential use in the C-3-A zone, a variance from section 774.1 to eliminate the rear yard requirement in the C-3-A zone, and a variance from section 2101, the off-street parking requirements of the C-3-A zone at premises known as 1383-85 H Street NE, the (Subject Property). No other relief is requested.

II.

Jurisdiction

The Board has jurisdiction to grant the relief requested pursuant to Section 3103.2 of the Zoning Regulations of the District of Columbia.

III.

Background

A. Project History and Basis for Request.

The applicant operates a men's clothing store at 822 H Street NE. The building is old and in need of substantial renovation and systems upgrade. The building is filled with clothing racks and cloths. Only the narrow aisles between clothing racks and an aisle between the clothing racks and the checkout counter are not covered with inventory. The applicant also owns a vacant lot on the south side of H Street NE just three blocks east of the clothing store. The owner proposes to construct a building on the vacant property to allow relocation of the clothing store to accommodate renovation of the current location. Whether the move is temporary or permanent has not been decided, but the proposed construction site is ideal in that it is in the same neighborhood as the existing store. The owner will be able to service his long-standing client base with only minimal disruption.

The Subject Property is 240 sq. ft. smaller than the lot upon which the existing store is located, however it is adjacent to a three-story building. Development of this site would be more consistent with existing structures, even though the building adjacent to the West is only two stories.

B. Description of Subject Property

The subject property is known as lot 846 in square 1027. The lot is basically rectangular but has an odd shape. It is 24 ft. in width along the front. The west property line extends 95 feet to the rear property line. The east property line extends 80 ft. to the rear turns west for 20 ft. and then south another 15 ft. to intersect with the rearmost point of the west property line. There is a small 2 ft. x 5 ft. extension at the rearmost portion of the eastern property line that adds 10 sq. ft. to the overall size of the lot, but is useless for any other purpose. The lot is currently unimproved and unpaved. The property abuts a three-story brick structure to the East, (1387 H St. NE, built in 1980) and a two-story building to the West (1381 H Street NE, built in 1943).

C. Description of Surrounding Area

The Subject Property is located in Ward 6 in the Old City 1 neighborhood of Northeast Washington D.C.

D. Current Use of the Site

The site is unimproved and unpaved. The property has been leased to a third party for temporary vehicle storage. There is neither a rear alley nor a curb cut for vehicular access to the property. The property was leased on the condition that the lessee provide the appropriate curb cut or other legal access route.

The owner later discovered that the lessee had driven the vehicles onto the sidewalk from either the alley west of the property or the curb cut on 14th street, that services the automobile repair shop, up the sidewalk and onto the lot. He then erected a chain link fence across the front and rear of the property to secure his vehicles. Large posters advertising music concerts that were scheduled for various dates in December 2006 cover the front fence, effectively obscuring visual access to the property.

E. Description of the Proposal

The owner desires to cancel the lease and develop the property consistent with the plans and plat submitted with this application. The first floor retail space is designed as a retail space with a high ceiling level to alleviate the claustrophobic feeling when shopping at the current site. The mezzanine speaks to two issues. It provides the minimum amount of space necessary

F. Burden of Proof

To be submitted as a separate document.

IV

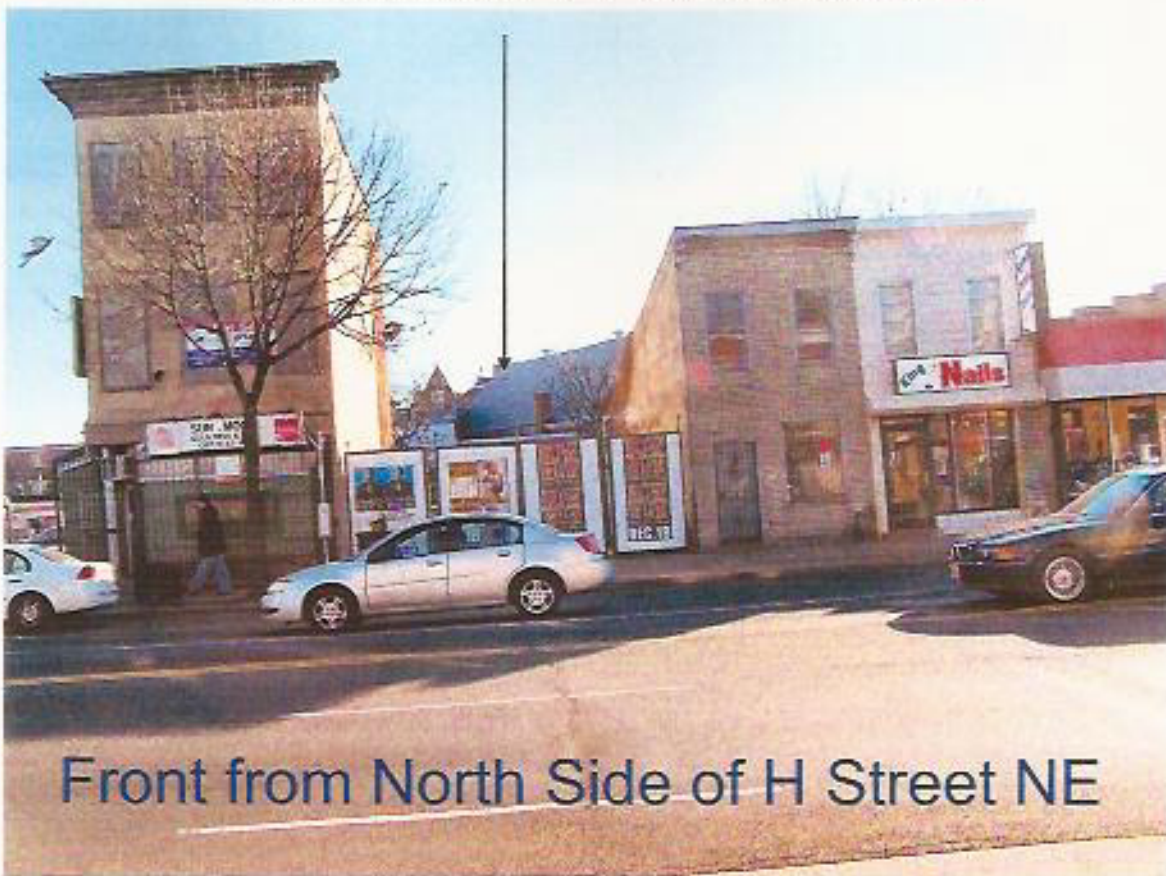
Points in Support of Application

The applicant offers the following exhibits in support of the requested relief:

Exhibit A:

Exhibit B:

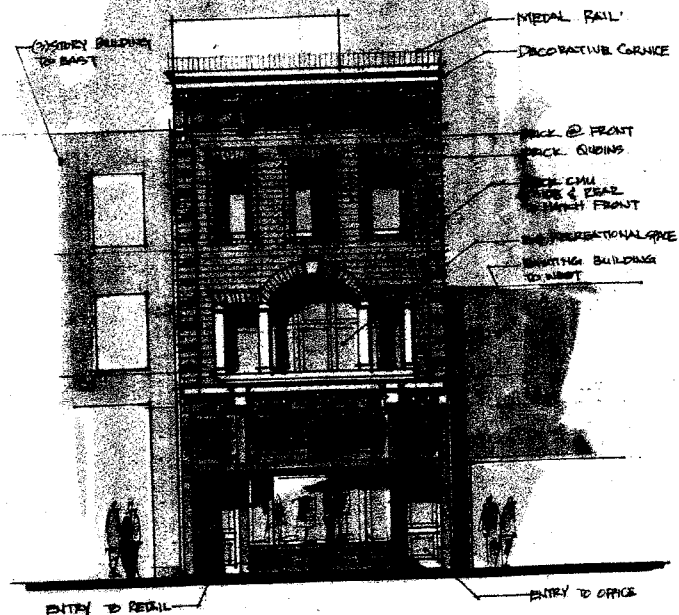
1383-85 H Street NE



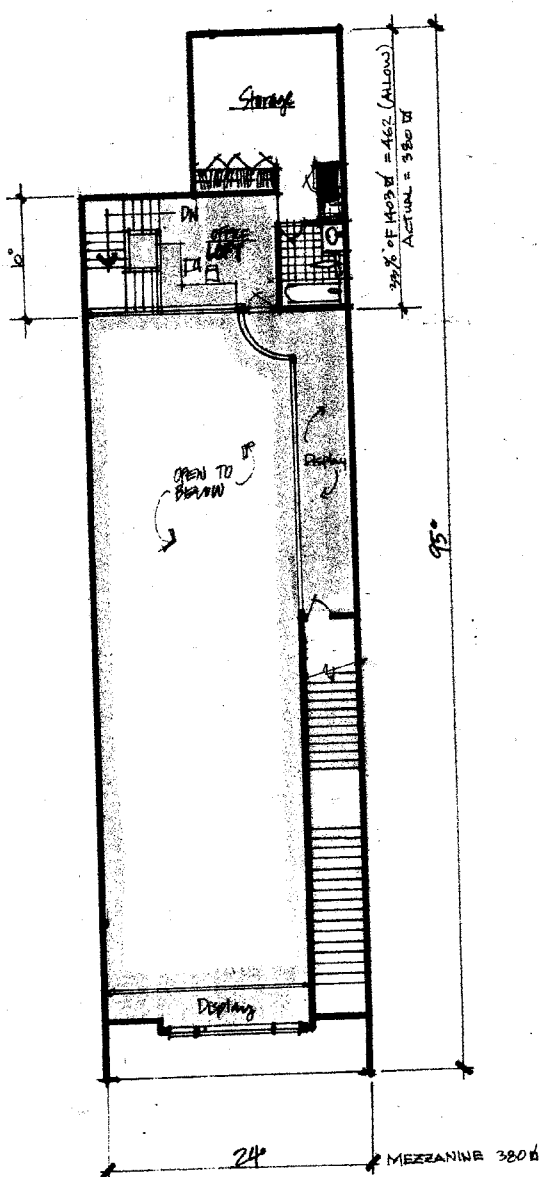
Front from North Side of H Street NE



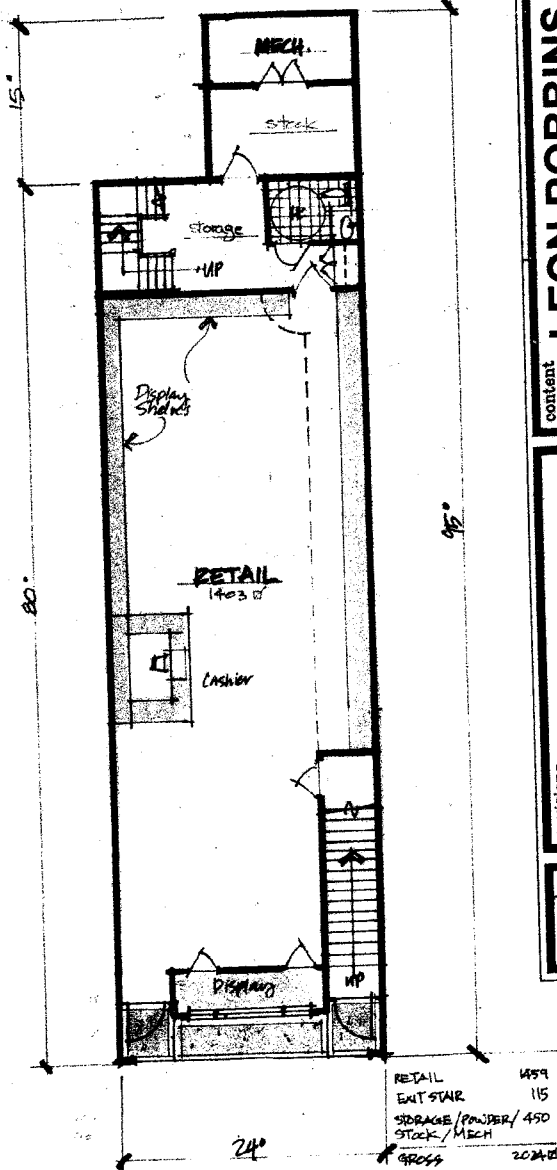
Rear from North/South Alley West of Property



FRONT ELEVATION



FIRST FLOOR MEZZANINE PLAN



FIRST FLOOR PLAN

Architecture Collaborative, Inc.
 8534 Main Street
 Bellicot City, MD 21043
 www.archcol.com
 Tel.: (410) 488-7800
 Fax: (410) 488-0903

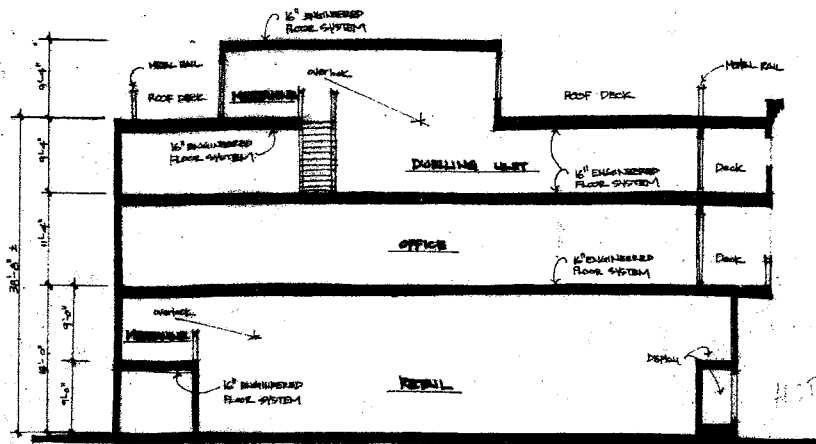
LEON ROBBINS, INC.
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 1383 'H' STREET N.E. DC
 title

REVISIONS

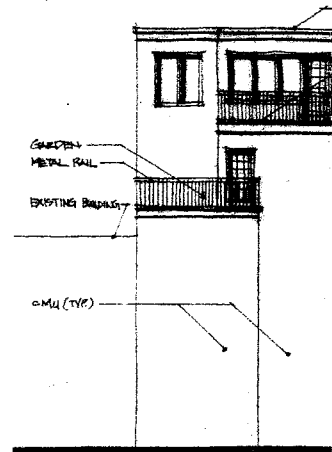
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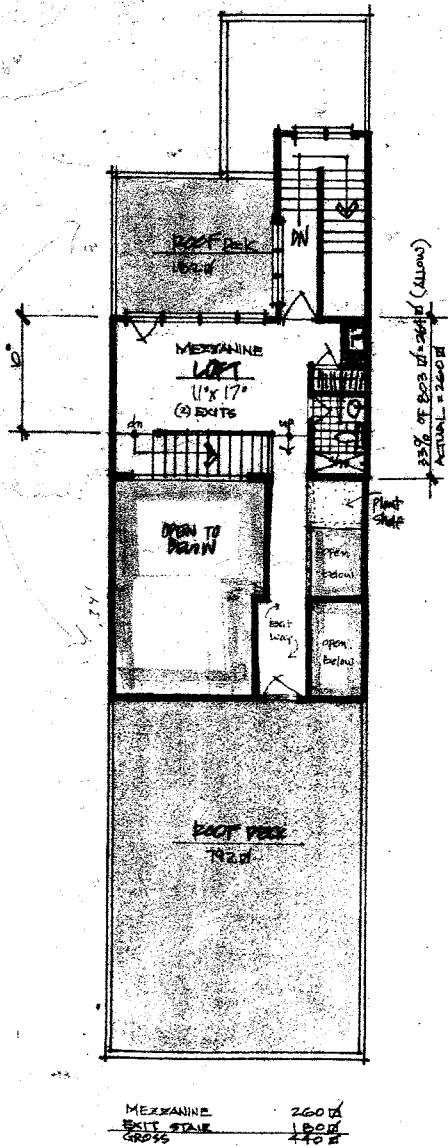
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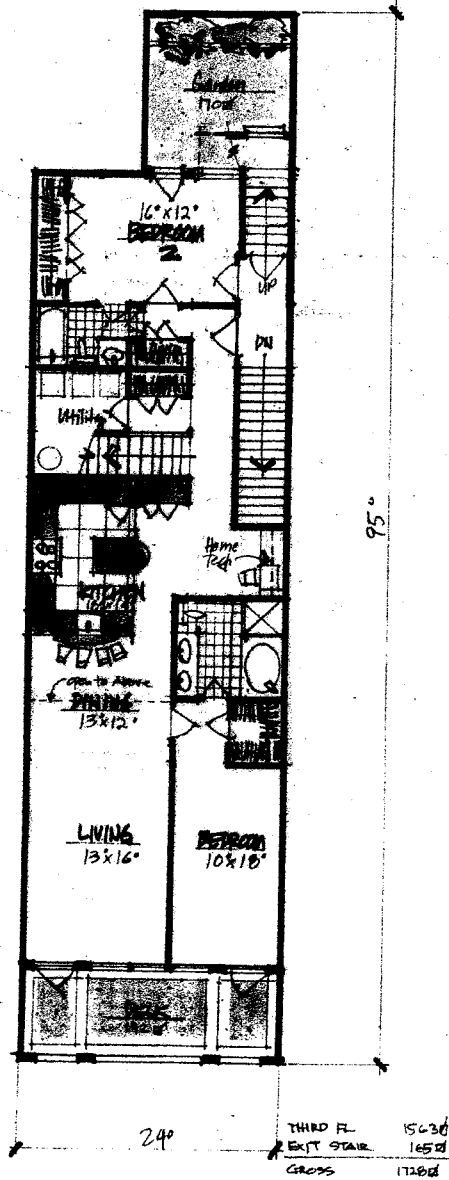
BUILDING SECTION



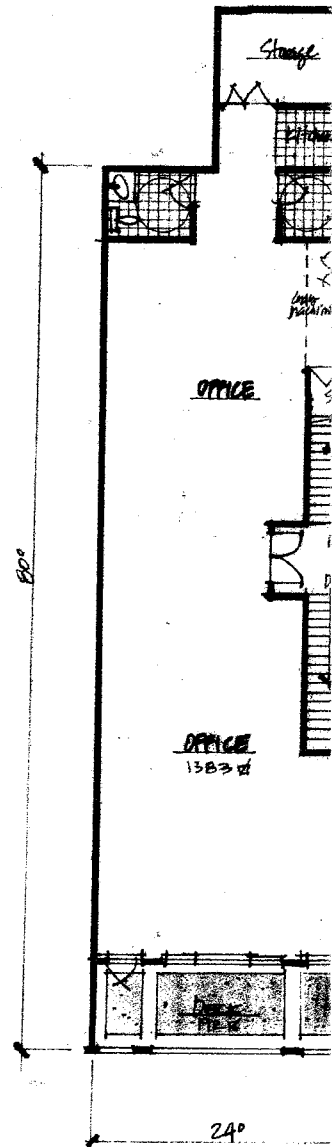
REAR ELEVATION



THIRD FLOOR MEZZANINE PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

H STREET

