

AGENDA

ANC 6A Economic Development & Zoning Committee
Tuesday July 24, 2007, 7-9:00 PM
Capitol Hill Towers (900 G St, NE)
Community Room

7:00 pm **Call to order**

7:01 **Ongoing Status Reports:**

1. 200 H (Drew Ronneberg) (3 minutes)
2. H Street Upzoning Moratorium (Rich Luna/Drew Ronneberg) (3 minutes)
3. Vacant Properties (Heather Scott) (3 minutes)
4. Historic District Expansion/Creation (Annie Swingen) (3 minutes)
5. Fast food restaurant appeal -1016 H St NE (Drew Ronneberg) (3 minutes)
6. NCRC RPF for 1113-1117 H St NE (Drew Ronneberg) (1 minute)

8:15 **Old Business** - None

8:15 **New Business**

1. Vacant Properties. Mr. Allen Smith of DCRA's vacant property division will be discussing DCRA's plan for cataloguing and managing vacant properties in DC and will answer the community's questions about vacant properties in ANC 6A & 6C. (40 min)
2. 1016 H St. NE. DCRA has revised building permit #105469 to "to renovate existing building to accommodate a restaurant" and have eliminated references to fast-food. Consider withdrawing the current BZA appeal. (10 min)
3. 1101 D St. NE (Tenative). Application for a Wooden Fence in Public Space. The ED&Z committee will hear this case because the Transportation and Public Space Committee is taking an August recess. (10 min)
4. 1309-1311 H St. NE. Applications for raze (demolition) permits have been filed with DCRA. (10 min)
5. ED&Z Committee Roles and Responsibilities. Discuss division of roles and responsibilities within the committee, gaps in our current skills set and potential recruitment efforts for more members. Discuss how we can better interact with the Transportation and Public Space Committee. (10 min)

8:45 **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/>

July 27, 2007

Commissioner Raphael Marshall
6A01
826 10th Street, NE
Washington, DC 20002

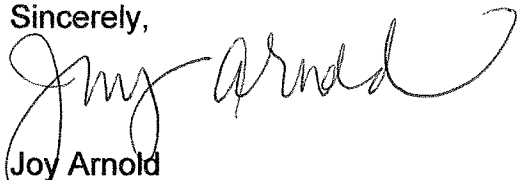
Commissioner Marshall:

As you know, I attended the July meeting of ANC6A to discuss the Tropicana restaurant that is presently under construction at 1016 H Street NE. During the course of that meeting, the concerns of the ANC were made clear to me. I appreciate the body's advice and willingness to work with us toward a mutually satisfactory solution to the perceived problem.

I am writing you with very good news today. The "problem" has been resolved. On July 19, 2007, Tropicana Eateries was issued a revised permit by the Department of Consumer and Regulatory Affairs (DCRA). Based on D.C. law, our establishment qualifies as a "restaurant", given the design and accommodations that are incorporated in our approved plans. Due to a clerical error, we were issued a permit that incorrectly stated that we were a fast food establishment. That error has now been corrected.

The revised permit is displayed in our window and a copy is attached for your records. Tropicana Eateries has a great reputation in the neighborhoods we are located throughout the city. We are very excited about joining the H Street family and look forward to working with you and the rest of ANC6A in the future.

Sincerely,

A handwritten signature in cursive script that reads "Joy Arnold". The signature is written in black ink and is positioned above the printed name.

Joy Arnold
Tropicana Eateries

Department of Consumer and Regulatory Affairs
Permit Center

941 North Capitol St. NE Room 2100
Washington DC 20002

Tel:(202) 442-4589

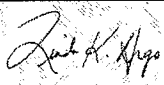

B

Building Permit

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

PERMIT NO. 109404

DATE: 7/19/2007

ADDRESS OF PROJECT: 1016 H ST NE		SSL:	SQ: 958	SX:	LOT: 807
		WARD:	6 ZONE hs/c2a		
DESCRIPTION OF WORK: TO RENOVATE EXISTING BUILDING TO ACCOMMODATE A RESTAURANT. PERMIT REVISION # 105469 TO CORRECT IMPROPER DESIGNATION ON ORIGINAL PERMIT					
PERMIT TYPE: Alteration and Repair	PLANS (Y/N):	EXISTING USE: Others (provide description)		PROPOSED USE: Restaurant	
PERMISSION IS HEREBY GRANTED TO OWNER: TROPICANA EATERIE, INC			PERMIT FEE: \$33.00		
AGENT NAME: JOY ARNOLD 202-640-0494					
CONDITIONS / RESTRICTIONS: ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT BUILDING CODES ; ALL CONSTRUCTION DONE ACCORDING TO THE CURRENT ZONING REGULATIONS ;					
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639:					
Acting DIRECTOR:  Linda K. Argo	PERMIT CLERK: 		EXPIRATION DATE: 7/18/2008		

CONDITIONS: As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all the work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under the Permit must start within one (1) year of the date appearing on this permit or this permit is automatically void. If work is not started, any application for partial refund must be made within six months of the date appearing on this permit.

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT ADDRESS OF WORK UNTIL WORK IS COMPLETED.

Separate permits are required for all Plumbing, Refrigeration, Gas Fitting, and Electrical Work.

Date: August 2, 2007

Public Space #27934

Chairperson, ANC-2C

Joseph Fenger
815 F Street NE
Washington, DC 20002

Dear ANC Commission:

Pursuant to the District of Columbia Self Government and Governmental Reorganization Act, Section 738 (d), this is to notify you of an application to occupy Public Space for the purpose of moving existing wood fence back to window bays in public space at premises 1101 D Street, NE.

Enclosed are plans showing the proposed installing wooden fence. It is hereby requested that you review this proposal and advise, Mr. Juan Amaya, Supervisor Public Space Permitting City-Wide Public Space Permitting Division, Rm. 2104, 941 North Capitol Street, N.E., 20002, no later than thirty (30) days, excluding weekends, and legal holidays, from the postmarked date of this letter, whether or not you offer any objections to such use. If a response is not received within that period, we will assume that you have no objections to the subject case and we will proceed with its approval process. We will hear this application at the August 23, 2007 meeting of the Public Space Committee.

If you have objections, they must be documented, so that further consideration may be given to the applicant's request, taking your objections into consideration. Please forward a copy of this letter, appropriately noting the ANC's response below, to Ms. Wiktor at the above address. Please include any additional information you think relevant to consideration of this application.

Please Note: For your ANC response to carry "Great Weight," this request must be voted on by the commission as a whole.

Please call (202) 442-4670 with questions. (FAX: 202-535-2221)

Attachment

ENDORSEMENT

- We have no objection to this proposal.
- We have the following objections to this proposal:

For the Advisory Neighborhood Commission

Date: _____

Signature: _____

Name

0885 9406 5830
2000 0970
7004 1160 0002

U.S. Postal Service™	
CERTIFIED MAIL™ RECEIPT	
<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ _____
Certified Fee	_____
Return Receipt Fee (Endorsement Required)	_____
Restricted Delivery Fee (Endorsement Required)	_____
Total Postage & Fees	\$ _____
Postmark Here	
PSE# 27934	
Sent To: <u>Joseph Fenger</u>	
Street, Apt. No., or PO Box No. <u>815 F St, NE</u>	
City, State, ZIP+4 <u>Washington DC 20002</u>	

d.

PSC# 27934

DEPARTMENT OF TRANSPORTATION
 PUBLIC SPACE MANAGEMENT ADMINISTRATION
 APPLICATION FOR PUBLIC SPACE PERMITS
 (PRINT IN INK OR TYPE; DO NOT WRITE IN SHADED AREAS)



(A) ALL APPLICANTS MUST COMPLETE ITEMS 1 THRU 18

1. Date of Application:

6/21/07

2. Address of Premise for which Public Space Work is Proposed: 1101 D St. NE		3. Lot: 49	4. Square 986	5. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Renewal	6. Previous Permit Number If Renewal:
7. Owner of the Premise: Margaret S. Ranges		8. Owner's Address: 1101 D St. NE		9. Phone: 202-543-7791	
10. Authorized Agent (if applicable): Margaret S. Ranges		11. Firm's Name: N/A	12. Address: 1101 D St. NE		13. Phone: 202-543-7791

14. Check all proposed work; indicate the specific street of work and the names of boundary streets; and specify the length and width of the work area.

Check	Proposed Work	Located on the following Street (or Alley)	Between (Street Name)	And (Street Name)	Length of Work (ft)	Width of Work (ft)
	A. Temporary Use for: 1. Crane					
	2. Truck: <input type="checkbox"/> Dump <input type="checkbox"/> Concrete <input type="checkbox"/> Construction Equipment					
	3. Dumpster					
	4. Hoists/Scaffolds					
	5. Use of Sidewalk for: ()					
	6. Use of Roadway for: ()					
	B. Excavation for: ()					
	C. Sheeting and Shoring					
	D. Driveway Construction					
	E. Sidewalk Construction					
	F. Curb and Gutter Construction					
	G. Alley Construction					
	H. Grading <input type="checkbox"/> Street <input type="checkbox"/> Alley					
	I. <input type="checkbox"/> Trees <input type="checkbox"/> Planter Boxes <input type="checkbox"/> Hedges					
✓	J. <input checked="" type="checkbox"/> Fence <input type="checkbox"/> Wall	11th Street, NE	11th	D	16 feet	8.5 feet
	K. Other (specify):					
	L. Parking Meter <input type="checkbox"/> Yes <input type="checkbox"/> No					

PLAN APPROVED AS
REVISED

NO DEVIATION ALLOWED WITHOUT
PRIOR APPROVAL FROM

D. PERMITS OFFICE
Catrina Elder 6/22/07
SIGNATURE DATE

15. Description of Proposed Work:
More sticking of wood fence back to window bays
(variance obtained by Historic Preservation Review Board in May 07)

16. Start Date: September 07

17. End Date: September 07

18. APPLICANT'S SIGNATURE: I have read and I understand the conditions set forth on this application. I further understand that penalties are provided for furnishing false information.

AGENT'S SIGNATURE: _____ DATE _____

OWNER'S SIGNATURE: Margaret Ranges DATE 6/21/07

H.P.A. No:	O.G. No:	S.L. No.:
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(DO NOT WRITE IN SHADED AREAS)

(B) TREES (COMPLETE ITEMS 19 THRU 22)

19. Type of Work: <input type="checkbox"/> New Building <input type="checkbox"/> Driveway <input type="checkbox"/> Trimming	<input type="checkbox"/> Removal <input type="checkbox"/> Planting	20. Number of Trees:	21. Type of Trees: <input type="checkbox"/> Curb <input type="checkbox"/> Parking	22. Name of Trees:
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(C) RENTAL OF PUBLIC SPACE, SIDEWALK CAFE, PARKING LOT, FUEL OIL TANK (COMPLETE ITEMS 23 THRU 29)

23. Insurance Company's Name:	24. Policy or Certificate Number:	25. Expiration Date:
26. Type of Sidewalk Cafe: <input type="checkbox"/> Enclosed <input type="checkbox"/> Uninclosed	27. Length of Rental Period:	28. Hours of Weekday Use: from _____ to _____
		29. Hours of Weekend Use: from _____ to _____

(D) APPROVALS (OFFICIAL USE ONLY)

<input type="checkbox"/> PERMIT CONTROL	DDOT - PUBLIC SPACE WIDTHS/RESTRICTIONS
<input type="checkbox"/> 1. Fine Arts by: _____ Date: _____ <input type="checkbox"/> 2. Land Mark by: _____ Date: _____ <input type="checkbox"/> 3. PADC by: _____ Date: _____ <input type="checkbox"/> 4. WMATA by: _____ Date: _____ <input type="checkbox"/> 5. Control by: _____ Date: _____	Street Name: _____ Street Width: _____ Road Width: _____ Sidewalk Width: _____ Parking: _____ Restrictions: _____

<input type="checkbox"/> WASA - WATER/SEWER	<input type="checkbox"/> ZONING	<input type="checkbox"/> STREETSCAPE
Approved by: _____ Date: _____	District: _____ By: _____ Date: _____	Approved by: _____ Date: _____

Restrictions of Permit:	PUBLIC SPACE APPROVAL STAMP
	Deposit Number:

(E) FINAL APPROVAL FOR PERMIT ISSUANCE (OFFICIAL USE ONLY)

Permit Type	Approved by:	Approval Date:	Deposit Amount (\$)	FEE (\$)	Permit Number	Expiration Date
1. Temporary Occupancy						
2. Excavation, Sheeting and Shoring						
3. Construct Sidewalks, Curb, Gutter, Alley						
4. Walks, Fences, Copings, Leads/Steps, Plant Hedges, Paved Parking						
5. Trees						
6. Driveway Construction						
7. Sidewalk Cafe						
8. Other						

Margrete Strand Rangnes & Danilo Pelletiere
1101 D Street, NE
Washington DC, 20002

April 30, 2007

Re: Request to approve variance for existing fence

On April 10, 2007 an inspector from the DC Preservation Office came to our house to inspect a fence on our property. It was his determination that a permit was required from the D.C. Historic Preservation Office for repairs recently completed and underway.

This fence, in its current form, has been attached to our property since we first moved in to the property as tenants in 1997 and it is our understanding it has been in place for at least two decades. It was shown as attached to our home when the home was surveyed in 2003 when we purchased the property (see survey).

Immediately prior to the repair, the fence was in very poor condition and was not safe. We have two daughters (ages three and five) and we wanted to secure the fence and premises for their safety and the safety of others on and off our property. While our original intent was to shore up the worst parts of the fence, it quickly became apparent that most of the fence was in poor condition and needed more repairs than anticipated.

However, the fence retains many of the original materials and remains in the exact same location and of the exact same design as before. Thus, until the inspector arrived, it never occurred to us that we needed a permit to repair an existing fence with no alteration in dimensions, design or materials or that the existing fence did not conform in any way to regulations. If we had, we would have applied for a permit in advance as we have with all previous exterior work completed since we purchased the house in 2003. We stopped our work immediately after the inspector's visit, and the fence remains today as he found it.

The following day, on April 11, 2007, we brought our application to The D.C. Historic Preservation Office and were told that our permit would not be approved and that to be in compliance it was necessary to remove the existing fence. Any fence other than a traditional black iron fence would have to be aligned with our private property line.

We respectfully request a variance to move the fence back to the bays of the house rather than the actual property line for the following reasons:

1. **Safety.** While we did not erect the current fence, it provides a safe, private space for our daughters to play and be outdoors without obstructing the view of our house from the street and without consuming a significant portion of the public space associated with our home. Safety was also the reason repairing the fence was a priority for us this spring. Moving the fence to the property line would leave us with little usable private space. Installing the allowed 3 ½ foot fence around the remaining yard alone would leave our daughters exposed and vulnerable and building a higher fence on the property line would not provide an adequate safe space for the children (see diagram). Adopting the Office of Historic Preservation's position would mean the vast majority of the outdoor space associated with our house off limits for any form of free play. Approving a variance for the fence in alignment with the bays of the house would provide

such a safe outside space for our daughters to play in their formative years.

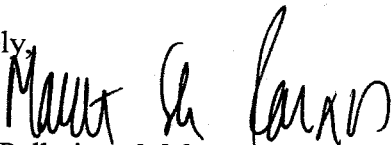
2. **Economic hardship.** There is currently a concrete slab that predates our tenancy extending out beyond the property line and in line with the bays of the house on the Western side and meeting the public footway at the rear (South) (See diagram). Placing a fence at the property line would not only require us to dig new post holes but also requiring breaking up or removing this concrete to place those holes. This is not something we could do ourselves, greatly escalating the cost of the project, and it also increases the uncertainty of the project since we do not know what will be encountered in removing the concrete.
3. **Appearance.** By obtaining a variance for the fence, we are also helping to cover a number of potential eye sores. Currently objects such as a children's pool, toys, water table, bicycles, bicycle trailers, not to mention trash cans and other necessary outdoor objects can all be placed behind the fence for storage and during use shielding them from view. Also, if the concrete slab is not entirely removed it will stick out under the fence. And, the previous owner installed an air condition unit on the ground, which would be in front of the fence if it were necessary to have it entirely in line with the property line. Moving or otherwise addressing these eyesores would further add considerably to the economic hardship of complying with the current Office of Historic Preservation position regarding our permit.

Since purchasing the house, and as our finances have allowed, we have slowly but surely been restoring and stabilizing it after 30 years of depreciation as a rental property. In the past two years, along with interior improvements we have installed nine new wood windows on the first floor and a wood full-pane exterior front door. It is our intention to completely replace the current windows on the second floor (installed in the 1970s) and begin restoring our home's brick façade. We are also not insensitive to the appearance of our lawn and landscaping. Starting in October of 2006, we started to request bids for a wrought iron fence to go around the perimeter of the yard with plans to landscape the area and make it more attractive green space.

We are very committed to working with the Historic Preservation Review Board and hope you will approve this variance that will provide a sufficient and safe outdoor area for our children, limiting the economic hardship and preserving the integrity of Capitol Hill's Historic District.

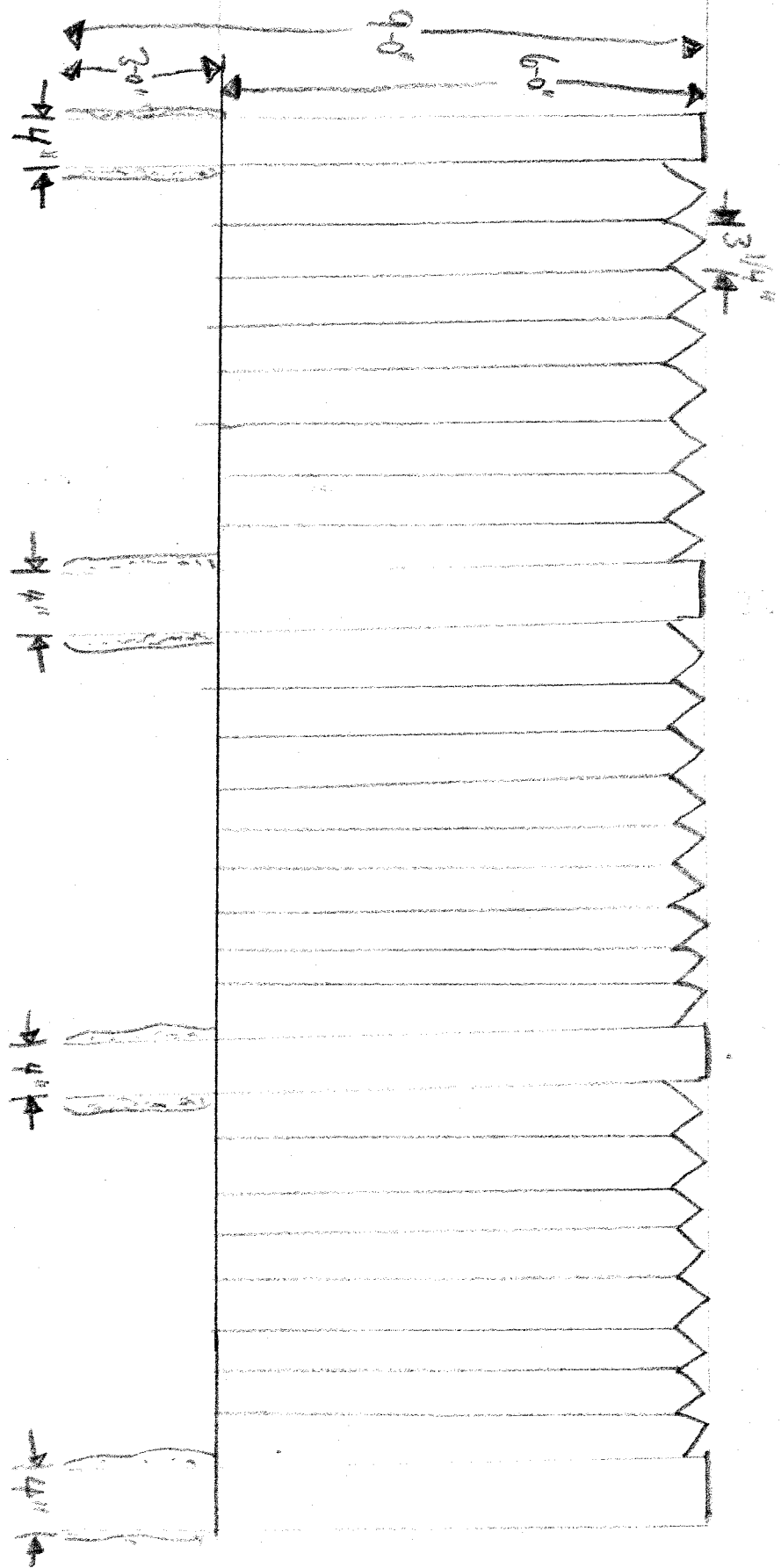
We request the opportunity to come before the committee to present our case. We look forward to hearing back from you.

Sincerely,



Danilo Pelletiere & Margrete Strand Rangnes

Heavy bag windows



3/4" # sbrd wood pickets
 4 48" x 4 foot spacers
 4 foot spacers, sbrd concrete feathers

side alley

D STREET

17.083

49

80.0

80.0

STREET

side walk

grass

(bay) 5.6

(bay) 5.2

(bay) 13.5

11TH

18 feet

17.083

↑ curb

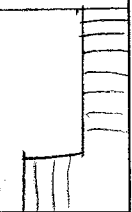
proposed 7 feet wooden fence

proposed fence = 23' 1/2

existing fence

curb to existing fence 15 1/2

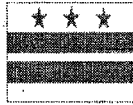
curb to existing fence 18 feet





GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Licensing & Permitting Division
Permit Operations



July 24, 2007

Dear ANC Chairperson:

We are enclosing a list of entries requesting a "Supplemental Razing Operations Permit" from the Dept of Consumer & Regulatory Affairs.

If you have any questions pertaining to the attached information, please call Ms. Denise Washington at 202/442-4659.

Sincerely,

Handwritten signature of Cheryl Randall-Thomas.

Cheryl Randall-Thomas
Program Manager
Permit Operations Division

**Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration**

NOTICE OF PUBLIC INTEREST

Forwarded for your information is the weekly listing of raze permit applications filed with the Permit Service Center of the Building and Land Regulation Administration, requesting a permit to raze the following listed structures:

Application Date	Address	Lot	Square	Use
4/4/07	620 Michigan Ave, NE	0044	3821	1-Shed & 2-Story Comm Bldg
	1050*60 Montana Ave, NE	Par 1530083	4268	2-Story Comm Bldg
4/10/07	1801 Good Hope Rd, SE	0800	5618	1-Story Library
	3935 Benning Rd, NE	Par 175/35		1-Story Library
4/12/07	1309 "H" St, NE	0088	1027	1-Story Comm Bldg
	1311 "H" St, NE	0089	1027	3-Story SFD
	2332 California St, NW/Rear	0297	2519	1-Story Poolhouse
4/23/07	440 "N" St, NW	0932	0513	2-Story SFD
	438 "N" St, NW	0933	0513	2-Story SFD
	3236 Ely Pl, SE	0045	5447	1-Story SFD
4/25/07	522 10 th St, NW	0820	0347	1-Story Restaurant
4/27/07	1830 Wiltberger St, NW	0807	0441	2-Story Apt Bldg
5/2/07	908 3 rd St, NW	0842	0527	3-Story Comm Bldg
	910 3 rd St, NW	0838	0527	3-Story Comm Bldg
	914 3 rd St, NW	0831	0527	3-Story Comm Bldg
5/9/07	1347*45 S Capitol St, SW	0111	0653	2-Story Auto Repair
	401 "M" St, SW	0089	0542	2-Story Shopping Mall
5/11/07	5135 "F" St, NW	0009	5317	2-Story SFD

5/25/07	4008*10 Minn Ave, NE	0060	176P	2-Story Comm Bldg
	4012 Minn Ave, NE	0006	5052	2-Story Comm Bldg
	4014 Minn Ave, NE	0007	5052	2-Story Comm Bldg
	4016 Minn Ave, NE	0800	5052	2-Story Comm Bldg
	4020 Minn Ave, NE	0010	5052	2-Story Comm Bldg
	4024 Minn Ave, NE	0010	5052	2-Story Comm Bldg
	4030 Minn Ave, NE	0009	5052	2-Story Comm Bldg
	4032 Minn Ave, NE	0070	176P	2-Story Comm Bldg
	4046 Minn Ave, NE	0068	176P	2-Story SFD
6/1/07	201 Bryant St, NW	Par 1080/8		3 1-Story Comm Bldgs
	515 20 th St, NW	0025	0122	6-Story Parking Garage
6/5/07	2221 14 th St, NW	0234	0028	2-Story Comm Bldg
	5412 Nevada Ave, NW	0015	1993	2-Story SFD
	1220*10 Cushing Pl, SE	0822	0701	1-Story Warehouse
	1259 Cushing Pl, SE	0830	0701	1-Story Warehouse
	1245 Cushing Pl, SE	0050	0701	2-Story Warehouse
	1271 1 st St, SE	0156	0701	1-Story Retail
	86 "N" St, SE	0825	0701	3-Story Comm Bldg
	1263 1 st St, SE	0818	0701	1-Story Comm Bldg
	84 "N" St, SE	0821	0701	1-Story Comm Bldg
6/21/07	3003 GA Ave, NW	0111	3052	2-Story SFD
	1100 6 th St, NW	800*859	0449	2 1-Story Comm Bldgs
	436 Ridge St, NW	0066	0513	2-Story SFD/Saving Façade
6/26/07	1414 Montello Ave, NE	807*808	4059	2-Story SFD
7/3/07	3900 Shoemaker St, NW	0003	2231	2-Story SFD
7/9/07	700 "R" St, NW			2-Story Library Bldg
7/10/07	2829 Jasper Rd, SE			2-Story SFD