

**Report of the Economic Development and Zoning Committee Meeting  
ANC 6A  
January 16, 2013**

Present:

Members: Missy Boyette, Laura Gentile, Charmaine Josiah, Drew Ronneberg, Michael Hoenig, Boa Vuong

Commissioners: David Holmes

Laura Gentile chaired the meeting.

**Call to Order**

**Community Comments**

None

**New Business**

**Murray's/H Street Storage Redevelopment (ZC Case #12-18):** Trent Smith, of the Insight Group, provided an update on the Murray's site redevelopment. Prior discussion can be found at: <http://anc6a.org/minutes/EDZM0912.pdf>. The lease for Good Danny's has been resolved but the lease for Murray's is set to expire in 2017 and has not yet been renegotiated. Insight is optimistic that an agreement will be reached soon.

The case was set down by the Zoning Commission in November and the full hearing will be in March. Revised plans have been created to address feedback from the Commissioners and can be found at: <https://docs.google.com/open?id=0B9Fs4ArkSj6NcWg0bUdQakViSm8>. The alternations are focused on what happens at the top of the building - e.g. a green roof that is meant to draw activity from the residences.

Mr. Smith said that the Zoning Commission had concerns that the tower element was not setback as a rooftop structure. Committee members provided feedback on minor aspects of the design that could be improved (e.g. replacing the corrugated metal roof elements visible from the Eastern view). The committee also asked the Insight Group if it was willing to 1) provide a statement of how the building complied with the design guidelines referenced in the H Street Zoning Overlay and 2) provide a written commitment to support a Historic District on H Street if one was proposed. Mr. Smith said his group would be happy to provide both as part of their PUD statement.

**Recommendation:** The Committee voted 6-0 to recommend that the ANC conditionally support the PUD application for #12-18 if the applicant provided a statement regarding the building compliance with the design guidelines and 2) express support for a Commercial Historic District for H Street if one was proposed and recommends that Drew Ronneberg and Missy Boyette be appointed representatives for this case.

**BZA #18510 (721 10<sup>th</sup> St. NE).** The project's architect, Will Teass, discussed the plans to add a garage at the rear of the property so that the total lot occupancy would be 70%. The application detailed how the project met the conditions of the special exception. The committee thought that the architect did a very good job with the burden of proof, including

conducting a shadow study to demonstrate the impact that the structure would have on the light of the northern property. Letters of support from the adjacent neighbors was also included in the application.

**Recommendation:** The Committee voted 6-0 to recommend that the ANC support the special exception for 721 10<sup>th</sup> St. NE.

**HPA #13-XXX (1331 Constitution Ave. NE):** The developer is proposing to add two stories to an existing one-story building, with the third floor set back so it is not visible from the street. There are no zoning issues with the proposal.

The proposed addition is very similar to what the developer proposed for 1323 Constitution Ave. NE (4 doors to the west), which the ANC supported. They are currently in talks with Amanda Molson at HPO about adding a cornice on the first level, which existed on the original building and helps show that this was once a single story building.

**Recommendation:** The Committee voted 6-0 to recommend that the ANC support the conceptual plans for 1331 Constitution Ave. NE before HPRB.

**HPA #13-XXX (225 9<sup>th</sup> St. NE):**

The owners are seeking to add a railing to the 2<sup>nd</sup> floor balcony at the front of the structure and a second story and railed deck addition (2<sup>nd</sup> and 3<sup>rd</sup> floor) to the rear of their house at 225 9<sup>th</sup> St. NE. The addition would extend past the house to the south, but wouldn't extend past the house to the north. There are no zoning issues with this proposal.

The owners of the southern house were at the meeting and stated that although it would have some impact on their privacy, they supported the project and hoped they could do something similar in the future. Missy Boyette asked about the lack of an arch over the doorway on the 3<sup>rd</sup> floor. The architect stated that the arch was lost when a window was removed and the doorway put in and that it would be too expensive to construct a new arch.

**Recommendation:** The Committee voted 6-0 to recommend that the ANC support the plans for 225 9<sup>th</sup> St. NE before HPRB.

**HPA #13-XXX (1134 C St. NE):** The owners are seeking to modify a 3<sup>rd</sup> floor addition (mansard roof) that was supported by the ANC. The building is a non-contributing structure in a historic district. The previous discussion can be found at: <http://anc6a.org/minutes/EDZM0812.pdf>. The proposed modification would be to make a modern bay of windows at the top of the structure at the rear of the building. The committee asked how visible this new element would be. It won't be very visible because it was at the rear of the building and large trees block views of the back yard.

**Recommendation:** The Committee voted 6-0 to recommend that the ANC support the revised plans for 1134 C St. NE before HPRB.

**BZA #18514 (1120 Park St. NE).** No one was at the meeting to present this case. Based on the written materials available to the committee, it had concerns that 1) the burden of proof didn't address the criteria for a variance, 2) there was no letters of support from the neighbors, and 3) architectural plans were not provided. Because the case will be heard by the BZA before the ANC meets in March it was suggested that the best course of action was to

appoint two people to act as ANC representatives and that these people would be responsible for deciding if the applicant addressed the committee's concerns.

**Recommendation:** The Committee voted 6-0 to recommend that the ANC oppose the application for BZA Case #18514 unless Committee member Boa Vuong and Chair David Holmes both agree that the applicant meets that standard for a variance after the applicant is requested to provide 1) a revised burden-of-proof that address the criteria for a variance, 2) detailed architectural plans which show the impact on abutting properties, and 3) letters of support from the immediate neighbors.

**Zoning Regulations Rewrite:** The committee discussed the best approach for addressing the city-wide ZRR, including whether we should form a subcommittee to make recommendations to the full ED&Z. It was decided that the zoning regulations could be discussed via email before the ED&Z meetings to focus discussion.

**Additional Community Comment**

None.

**Next ED&Z Committee Meeting:  
Wednesday, February 20, 2012  
7-9 PM**