

**Report of the Economic Development and Zoning Committee of ANC 6A
February 20, 2013**

Present: Members: Missy Boyette, Charmaine Josiah, Bao Vuong, Michael Hoenig, Drew Ronneberg
Commissioners: David Holmes

Laura Gentile chaired the meeting.

Call to Order

Community Comment

Commissioner Holmes thanked the ED&Z committee members for their service and reminded members to help the Committee Chairperson, Laura Gentile, with committee tasks such as writing letters, etc.

Commissioner Holmes provided an update that the ANC unanimously adopted all motions in this month's meeting (one case withdrew - 1120 Park Street).

Status Reports

Resolution of Previously Heard BZA/HPRB Cases: None

Vacant Properties: No report.

Zoning Regulations Rewrite: No report

H Street Business Liaison Report: No report.

Other: Charmaine Josiah reminded committee members that the first pilot meeting will be held at the AIA DC tomorrow evening.

Old Business

None.

New Business

BZA #18527 (1116 K S.t NE): Jill Marion, the owner, presented her case. She came before the ANC6A a few years ago with the same case. She is currently going through the subdivision process; Matt Le Grant has stated that he is supportive of the case either as two buildings on one lot or as a subdivision. Ms. Marion is pursuing the subdivision because she intends to rent out the building. The project is a renovation of a vacant building to create two bedrooms and two bathrooms. Relief is being requested in the form of one special exception and three variances. The variances are: variance from rear yard requirements (she does not have a rear yard); variance from off-street parking requirements (she does not have a rear alley behind her property); and a variance from the nonconforming structure provisions (she is expanding a nonconforming structure with a peaked roof instead of a flat roof). She explained that the footprint of the building remains unchanged.

Committee members asked questions. Missy Boyette inquired as to the access to the HVAC unit on the roof. Ms. Marion stated that there is no hatch. Missy Boyette asked her to consider the fact that equipment may require a railing around it due to its close proximity to the roof edge.

Ms. Marion stated that she has letters of support from her neighbors.

Recommendation: The Committee voted 6-0 to recommend that the ANC write a letter of support for the special exception and three variances being sought. This will go before the full ANC in February.

HP Review (20 14th Street NE): Owner withdrew.

1409 H St. NE: Manny & Olga's provided a presentation for their restaurant which is coming to the neighborhood. Owner and representatives present included Manny and Bobby Athanasakis (owner), Jim Banahan (franchise director), their architect, and Houck's agency.

Mr. Banahan explained that the building permit that they received was taken away. The current building at 1409 is vacant and provides 650 sq ft of space. Mr. Banahan explained that they have to go through the BZA process to get a special exception to provide fast food. Regarding trash, Mr. Banahan stated that their other restaurant locations provide trash pickup once or twice a day and that this restaurant location will be no different; a dumpster will be located behind the store. The owner is submitting their BZA package tomorrow and will have their BZA hearing in April.

Regarding the restaurant, due to the small size, they will not have seating inside. The hours will be approximately 10 or 11am - 11pm or midnight on weekdays, and perhaps open until 2am on weekends. They are leasing the building.

Committee members asked questions. Drew Ronneberg inquired as to whether they would be involved in the BID (Business Improvement District) on H Street. Mr. Banahan and Mr. Athanasakis explained that they are members of the BID in Georgetown and that they would be members of a BID on H Street if one existed. Missy Boyette inquired as to the condition of the existing building. The owner and his architect replied that it would be a total rehabilitation project, as the building has been vacant since the 1980's. Regarding parking, the restaurant owners stated that they will lease parking spaces.

Owners will keep the ANC informed on progress.

1329 F St. NE: Owners were present and, as they had expected to present their project tonight, the ANC ED&Z heard the presentation. The owners are undergoing a renovation project at their home in which they will bump the rear of the house out beyond the current rear facade. They are asking for a special exception on the lot occupancy limit (currently at 67%). The addition will reclaim the dogleg and will push it out to the existing overhang on the back facade. The owners explained that their property is not in the historic district. They also stated that their neighbors are supportive of the project.

Recommendation: The Committee voted 6-0 to recommend that the ANC write a letter of support for the BZA application regarding the special exception. This will go before the full ANC in February.

Additional Community Comment

None.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, March 20, 2013
7-9 PM**