

## **ANC6A Economic Development and Zoning Committee**

7-9 PM, Wednesday, February 19, 2014

Sherwood Recreation Center (640 10<sup>th</sup> St, NE), 2<sup>nd</sup> 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 (9<sup>th</sup>) 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 (13<sup>th</sup>) 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 12<sup>th</sup> 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