

**REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING
COMMITTEE OF ANC 6A
June 16, 2010**

Present: Members: Dan Golden, Sharee Lawler, Jeff Fletcher, Charmaine Josiah, Drew Ronneberg
Commissioners: David Holmes, Kelvin Robinson

Drew Ronneberg chaired the meeting.

Community Comments

None.

Status Reports

H Street Connection Redevelopment: Drew Ronneberg reported that the case would be heard by the Zoning Commission on July 18th and that he and Commissioner Robinson would be representing the ANC at the hearing.

Vacant Properties: Phil Toomajian submitted the following update: 1) The DC Council reinstated the 5% vacant property tax as part of the 2010 budget. 2) 1000 C St NE had its vacant property tax for 2009 reinstated and now owes over \$40K. 3) DCRA and OTR haven't started taxing most blighted properties in 6A at the 10% rate. 4) SMDs 6A02, 6A03, 6A04 have been surveyed.

Updates on the Renovations of 1341 Maryland Ave (Fire House) and 525 9th St NE (Police Station)

Mr. Gilbert Cardenas of the Argos Group and Mr. Oscar Naccio from Hamel Builders said that the renovation plans unchanged from the previous version presented to the ANC. In addition there was a 1.5 month delay in the start of the project. The developer has all the necessary building and public space permits and will be setting up fences and starting construction in the next couple of weeks. The hours of construction will be initially be 7am – 3:30 pm M-F but, if necessary to maintain the schedule, interior work that takes place on Saturdays.

Construction should be completed in Spring/Summer of 2011. There will be an onsite supervisor at both sites who are happy to talk to the community about any issues.

Framework for the ED&Z Committee's Consideration of Zoning Cases

Drew Ronneberg presented the following draft principals for considering zoning cases:

1. The ED&Z committee will not recommend ANC support for projects that do not meet the special exception or variance standards as laid out in the Zoning Regulations.
2. The ED&Z committee will consider the impact any recommendations would have as precedent in future cases.
3. Letters of support from adjacent neighbors help establish when a project will not adversely impact the light, air or privacy of neighboring properties but are not absolutely required for the ED&Z committee to recommend ANC support.

4. The ED&Z committee will not consider examples of illegal construction as precedent for supporting a special exception of variance.
5. When a zoning case involves public space issues, the ED&Z committee shall not support use of public space for a project that can be otherwise easily accommodated on private land.

The feedback from the committee was that it would be good to formalize a set of principles to send to the applicants in zoning cases. The committee felt that draft principle #1 should be softened but that the committee should base its recommendations primarily on the zoning regulations and let the ANC address political issues presented by these cases. Dan Golden suggested that illegal construction on other properties shouldn't be considered as precedent for a particular case and that illegal construction by the applicant should not be considered as a basis for hardship. The sense of the committee was that these were good additions. The committee also felt that Principal#3 should be clarified.

Commissioner Robinson thought that a section of frequently asked questions should be added to the document along with a full explanation of the ANC process. The committee agreed that this was a good idea and would address these issues at next month's ED&Z meeting.

Next Scheduled ED&Z Committee Meeting:

Wednesday, July 21, 2010

7-9 PM

642 10th St NE

Sherwood Recreation Center, 2nd Floor