

REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING COMMITTEE OF ANC 6A June 15, 2011

Present: Chair Drew Ronneberg, Dan Golden, Phil Toomajian, Jeff Fletcher, Cody Rice, Charmaine Josiah, Commissioner David Holmes

Drew Ronneberg chaired the meeting.

Community Comments

None.

Status Reports

Vacant Properties: Phil Toomajian reported 1000 C St NE was included in a list of properties which would be on the July 18 tax sale that is conducted by OTR for properties that have not paid their property taxes in prior years. Several other properties within ANC6A, including a number of H Street properties are also on the current list.

<http://newsroom.dc.gov/show.aspx/agency/otr/section/2/release/22060/year/2011>

H Street Business Report: Charmaine Josiah reported that she had attempted to attend the last two H Street Main Street public meetings, but they did not seem to have been held, so she had been unable to do so.

New Business

1. BZA #18253 (213 8th St NE). The owner seeks a special exception to allow a rear addition to a one-family row dwelling under section 223, not meeting the court (section 406) and non-conforming structure (subsection 2001.3) requirements in an R-4 District. (10 minutes)

The Committee & ANC previously supported a HRBP application, but the applicants had been told that they need a special exception here as well. Dru Tallant presented plans for the alternation, which would actually result in a reduction in lot coverage, even though it is increasing the size of the building. The Committee agreed that the proposed changes make it less out of line with the Zoning Code and was not concerned with the slight side court and lot coverage variations. The project has the full support of the nearby neighbors.

Cody Rice moved and Charmaine Josiah seconded a motion to write a letter to BZA in support of the application, which passed unanimously.

2. BZA #18247 (1309-1311 H St NE). The applicant seeks a variance from a) the floor to area ratio (FAR) requirements under subsection 771.2, b) a variance from the rear yard requirements under section 774, c) a variance from the off-street parking requirements under subsection 2101.1, and d) a variance from the loading requirements under subsection 2201.1 to allow the development of a new restaurant in the HS/C-2-A District. (45 minutes)

The building's new owner was present and would like to open a restaurant in these two pieces of the historic Meads Row buildings. The property lacks alley access and the owner would like to expand the 1309 building to include 2 additional floors (it's currently only one story). The applicant reported that he is working on an agreement with the church at the corner of 13th &

H to allow an easement for deliveries and for trash pick up, but that the agreement had not been finalized.

Committee members raised some concerns about the proposed plans. The FAR sought was an issue of discussion, as were the plans for managing services. Committee members were also concerned about the proposed designs, which would dramatically alter the historic facades of the two buildings. The Committee alerted the property owner to the ANC's past advocacy to have the Meads Row properties designated historic. The Committee and the applicant agreed to discuss the matter further to work on design concerns and to finalize plans for service delivery via an easement from the neighboring church. Accordingly, the resolution of the case was deferred until the Committee's next meeting in July, which would allow adequate time for the ANC to weigh in prior to the September 20 BZA hearing date.

3. BZA #18254 (1303 Linden Ct. NE). The owner seeks multiple variances and a special exception to construct a 3-story residence and roof deck in the alley of Linden Ct. The lot is split zoned C-2-A/R4.

The property owner and the architect were present to discuss the proposed conversion of an alley lot holding a one story garage into a residence. Discussion of the application was limited due to time constraints. Also present were the owners of the property immediately behind the lot on G Street. They were concerned about having such a large structure sharing its back wall with their back yard. The Committee received correspondence in support and in opposition to the application from other nearby neighbors. After brief discussion of the plans and concerns of the neighbors, the Committee postponed action until its next meeting as the June meeting needed to adjourn with the closing of the building.

Next Scheduled ED&Z Committee Meeting:
Wednesday, July 20, 2011
7-9 PM
640 10th St NE
Sherwood Recreation Center, 2nd Floor