

**Report of the Economic Development and Zoning Committee of ANC 6A
August 21, 2013**

Present: Members: Laura Gentile, Charmaine Josiah, Justin Thornton, Michael Hoenig, Dan Golden, Cody Rice, Stephanie Frang-Zimny
Commissioners: Andrew Hysell, David Holmes

Dan Golden chaired the meeting.

Community Comment

There were no community comments.

Status Reports

Resolution of Previously Heard BZA/HPA Cases: Dan Golden reported that the ANC adopted the EDZ Committee's recommendations in the following cases:

- 1) the ANC supported the requested variances from FAR, parking, and loading requirements for 1255 H Street ("The Spot");
- 2) the ANC opposed the requested special exception that would permit the installation of ATMs at 1102 H Street (Bank of America); and
- 3) the ANC conditionally supported the design at 1365 H Street, NE (Yes! Organic Market).

Vacant Properties: No update.

H Street Business Liaison Report: Charmaine Josiah reported that she is in the process of arranging for training for EDZ Committee members by the AIA. The training session will take place on a Saturday in October.

Old Business

David Holmes reported that:

- 1) Yes! Organic Market had withdrawn from its proposed purchase and development of the property at 1365 H Street
- 2) Following the discovery that the structure at 20 14th Street that was to be demolished was actually historic in character, the raze request for the structure was denied.

New Business

1. BZA 18595 (620 9th Street - Eva Sanchez): Applicant seeks a variance from § 199 that would permit it to replace the existing steel deck at the rear of the property with a new wooden deck that would occupy more than 50% of the rear yard. (Section 199 states in its definition of "yard" that "[n]o building or structure shall occupy in excess of fifty percent (50%) of a yard required by this title."). Following a presentation by architect Augusto Tono, the Committee voted unanimously to write a letter in support of the Applicant's request for a variance. In reaching its decision, the Committee noted the unique characteristics of the property, specifically the fact that it has an extremely small rear yard that directly abuts a

rear alley, and also noted that many of the rear decks of the houses on that same alley were similarly proportioned relative to the rear yards in which they were constructed.

2. BZA 18514 (1120 Park Street - Andrew Daly and Patty Jordan): Applicants seek a special exception from the lot-occupancy requirements set forth at § 223.1 and for a variance from the requirements for minimum parking space size set forth at § 2115.1 and from the requirements for garage setback set forth at § 2300.2(b) that would permit the construction of a garage and garage-roof deck at the rear of the property. Following a presentation by architect Eric Petersen, the Committee voted unanimously to write a letter in support of the Applicants' request for the foregoing relief, but only on the condition that prior to Mr. Petersen's presentation before the full ANC, the Applicants obtain letters from the owners of each of the two adjoining properties that expressly acknowledge their support for the construction of a deck atop the proposed garage structure. The Committee based its conclusion in part on the fact that there were several similar garage structures located on the alley, including one with a garage roof deck, as well as the fact that the requested garage setback appeared unlikely to interfere with trash collection or passage through the alley.

3. HPA 13-509 (1325-1327 Constitution Avenue - Ditto Residential LLC): Representatives of Ditto Residential, LLC were present to share drawings of their proposed residential development at the existing site of the Evening Light Apostolic Church. The Applicant proposes to construct two separate residential structures, one at each of the two street addresses. Each structure will have three floors, but the third floor of each structure will not be visible from the street. The Committee was pleased with the proposed design and voted unanimously to write a letter in support of it.

Additional Community Comment

None.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, September 18, 2013
7-9 PM
640 10th St NE
Sherwood Recreation Center, 2nd Floor**