

**REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING
COMMITTEE OF ANC 6A
October 15, 2008**

Present: Commissioners: David Holmes

Resident Members: Drew Ronneberg, Jeff Fletcher, Dan Golden, Rich Luna

Drew Ronneberg chaired the meeting.

Community Comments

Cody Rice was in the audience and announced that he had returned to Washington after a 2-year hiatus and is living in ANC 6A. The committee expressed its strong interest that Mr. Rice rejoin the ED&Z committee.

Status Reports

1400 Maryland Ave (Proposed Gas Station). Drew Ronneberg reported that the applicant agreed to continue the BZA portion of the case until after it was heard by the Public Space Committee.

H Street Heritage Trail. Drew Ronneberg reported that the application for the H Street Heritage Trail was approved by the City's Heritage Trail Advisory Committee.

BZA 17847 (1118 Park St NE)

Ms. Patricia Schaub, the owner of 1118 Park St NE and her architect, Mr. Michael Cross presented plans for a 2nd story addition to the rear of the residence. A special exception is required because, although the footprint of the house is not being increased, the property is currently over 60% lot occupancy and has a non-conforming court. The property is in the historic district and the structure dates from the 1880s.

Ms. Schaub told the committee that her first contractor started construction of the 2nd floor addition without building permits and that a stop work order was issued by the city before the interior work was completed. She is now going through the process of applying for zoning relief so the addition can be completed.

The addition is approximately 200 square feet and does extend beyond the rear property line of the abutting neighbors. Ms. Schaub presented letters of support for 1133 and 1223 Park St NE, but was not able to secure letters of support from the immediate neighbors by the time of the hearing.

The committee felt that because the addition did not extend past the rear property lines of the abutting neighbors it would not unduly harm the light and air of these properties.

Recommendation: The committee unanimously recommends that the ANC support the applicant's request for a special exception to allow a 2nd story addition to the rear of 1118 Park St. NE.

BZA 17842 (901-903 D St. NE)

Mr. Jim Burrell, who was representing the DC Federal Teachers Credit Union and Mr. Bill Maiden, who is the project's architect, presented the applicant's plan to seek a use variance to allow the property for the headquarters of the DC Federal Teachers Credit Union in an R-4 residential zone.

Mr. Maiden stated that the Credit Union had applied for a use variance in 1999, which was granted by the BZA. However, the Credit Union never obtained a proper Certificate of Occupancy (C of O) from DCRA, so the BZA order had lapsed. The Credit Union is currently reapplying for the variance in order to obtain a C of O.

Mr. Burrell stated that the property was leased from the DC Government in 1983 and was sold to the Credit Union in 1997 under the stipulation that the building would have a school-related use. He also stated that the Credit Union housed a "police contact station" and provided parking to the church across the street. Mr. Rice mentioned that the building had been used in the past for PSA committee purposes and that there was a public ATM that did not charge fees.

The committee expressed concerns that many of the complaints about the appearance of the property raised by the community in the 1999 BZA hearing were still issues. For example, the surrounding land is still covered in concrete, grates still cover the lower windows, and there are still parking spaces between the front of the building and the sidewalk on public space. There were also complaints that the air-conditioners on the north side of the property were extremely loud and this negatively impacted the peace and quiet of the surrounding neighborhood. Drew Ronneberg said that he thought the Credit Union could improve the external appearance of their property in order to make it more attractive to the surrounding community. Mr. Luna thought that the Credit Union's justification for the use variance was weak and that the variance would only be granted if the ANC supported the application. David Holmes felt that the neighbors would be more supportive of the property being used for a credit union than if it was used for a school.

The committee thought that the ANC should give conditional support to the use variance if the Credit Union addresses the expressed concerns. Mr. Burrell said the Credit Union would be willing to develop a landscaping plan and to fix or move the noisy air-conditioners and eliminate the parking spots in front of and between the building and the sidewalk. Given the fact that the BZA hearing was scheduled for November, the committee felt that it would be best to vest Commissioner Holmes with the authority to determine whether the Applicant had met the conditions in the Committee's recommendation to the ANC. The committee also felt that the variance should have a limited term to ensure that the Applicant continued to abide by these conditions.

Recommendation: The committee unanimously recommends that the ANC designate David Holmes or any officer as the ANC's representative and vests in them the power to determine whether the ANC supports, opposes or holds no position in this case. The committee recommends that the ANC direct the designated representative to oppose the application unless the applicant satisfies the following conditions

- 1) The noise produced by air conditioners on the north side of the building is abated
- 2) An attractive landscaping plan should be developed that removes the pavement from the public space in the front and side of the building
- 3) The grates should be removed from the lower windows to improve the appearance of the building

- 4) The chain link fence should be replaced with a more attractive alternative
- 5) The variance should be renewed after 7 years to insure continued compliance with these conditions.

1116 K St NE

Ms. Jill Mogensen is the owner of 1116 K St NE, which contains a large abandoned structure in the rear of the property facing Florida Ave. Ms. Mogensen stated that when she bought the lot, it was reportedly zoned C-2-A, but she later learned that it was R-4. The building had once been used as a grocery store and Ms. Mogensen showed the committee old photos and advertisements of the building. She wanted to renovate and reoccupy the rear structure, but the city told her that the necessary building permits would require a zoning variance

Ms. Mogensen presented plans of a renovated building on the exiting footprint in which additional windows would be placed on the second floor and the roof would be raised to include a mansard roof. The committee wasn't sure why the proposed plans would require a variance, but Ms. Modgen said the Zoning Administrator insisted that a variance was required.

Ms. Mogensen asked the committee if it liked the design of the structure. The committee felt that the design preserved the look of the structures from this period. The committee indicated that it would be inclined to recommend support of a variance for the project as stated.

Zoning Code Rewrite

The Committee thought that the ANC should be more active in the rewrite of the Zoning Regulations and wanted to authorize any Commissioner or ED&Z committee member to participate in the rewrite on behalf of the ANC.

Recommendation: The committee unanimously recommends that that ANC authorize any Commissioner or member of the ED&Z committee to participate in the Zoning Code Rewrite on behalf of ANC 6A.

New Committee Members

The ED&Z committee chair recommends the ANC appoint Cody Rice and Jabriel Ballentine as members of the Economic Development and Zoning Committee.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, November 19, 2008
7-9 PM
642 10th St NE
Sherwood Recreation Center, 2nd Floor**