

ANC6A Economic Development & Zoning Committee

7- 9 PM, Wednesday, October 16, 2013

Sherwood Recreation Center (640 10th St, NE), 2nd Floor Community Room

Committee Members Present:

Dan Golden, Charmaine Josiah, Michael Hoenig, Laura Gentile, Cody Rice, Missy Boyette

Commissioners Present:

David Holmes

- **7:00 - Welcome / Introductions**

Dan introduced committee, welcomed community

- **7:01- Community Comments**

No comments

- **7:05 Status Reports**

1) *Resolution of previously heard BZA/HPRB cases (Dan Golden)*

Cases from last month:

- 1316 Corbin Place, NE - Illegal construction appears to have caused footprint of building to exceed permissible lot occupancy; EDZ voted to send letter to zoning administrator requesting investigation.
- 800 11th St. Toddler on the Hill - ANC voted not to send letter of support; group to present this evening to have pick-up and drop-off plan reviewed by EDZ committee for recommendation that ANC support the requested variance in the event it elects to reconsider the application.
- 1301 North Carolina Ave. - Historical preservation issue re: church - putting antennae on rooftop; application was not pursued before full ANC.

2) *Vacant Properties (Dan Golden)*

Dan received an email from the residents at 213 17th St. NE regarding a problem at 211 17th St. NE; Dan will follow-up w/DCRA to investigate but advised that the process may take some time.

The neighbors living at 213 17th St. NE were present at tonight's meeting. David Holmes advised that he can also write a letter to DCRA. The neighbors advised that there appears to be drug activity at the property. David gave the name of MPD 1st District's contact regarding the drug activity and requested the neighbor's contact information put them in touch with the correct city agencies.

David suggested that the EDZ committee invite vacant property staff to an EDZ meeting to discuss.

Dan stated that the committee should consider revisiting/updating the master list of vacant/blighted properties in ANC 6A that had been compiled several years ago.

3) *H Street Business Liaison Report/AIA Training Session (Charmaine Josiah)*

Charmaine updated re: upcoming workshop for ANC/AIA training to be held on October 26th.

4) *Announcement of October 24 Public Surplus Meeting for 1300 H Street, NE (R.L. Christian Library Site)*

DMPED requested announcement of upcoming public surplus meeting. Purpose of meeting is to allow for public input regarding the fact that the pending project will involve the conversion of

public property into private property. The meeting will be held at Sherwood Rec Center, next Thursday at 6:30 pm.

5) *Additional Comment*

Zoning code rewrite; EDZ will prepare a short summary of relevant proposed changes for the ANC 6A commissioners by November’s EDZ Committee meeting.

- **7:15 Old Business**

None

- **7:20 New Business**

Case #
BZA 18657
Case Name/Owner
903-907 Florida Ave. NE (903 Florida Ave NE, LLC; 905 Florida Ave, LLC; 907 Florida Ave, LLC)
Relief Sought
Applicants seek a variance from the minimum lot area requirement (for one lot), § 401.3, and for parking relief (for all lots), § 2101.1. Applicants seek to subdivide the three existing lots into two record lots, and to construct one two-unit flat on each of the two new record lots.
Background
<p>Marty Sullivan, Zoning Attorney for the Applicant, stated that in this case one of the subdivided lots would comply with the lot occupancy requirements but the other lot would fall short. He stated that the Applicant was not asking for relief from any other area requirement. The lot occupancy of neither of the two subdivided lots would exceed 60% (this fact has been confirmed with the surveyors’ office). There had been a prior inaccuracy in applicant’s application because the lot is in an irregular form. To meet the lot occupancy requirements, the smaller (1500 sf) of the two lots will have a smaller building footprint.</p> <p>Mr. Sullivan confirmed that there were no historic preservation issues arising out of Gallaudet University’s proximity. He has attempted to contact Galludet, but received no response. Regarding parking, he contacted DDOT to discuss the curb cut needed for the parking variance and confirmed that one would not likely be granted.</p>
Concerns/Issues
<p>The Committee addressed design concerns:</p> <p>Rami (the Project Architect) made several design changes per the committee’s request at the previous EDZ meeting. The design was modified to create more consistent architectural context within neighborhood. Design changes include the replacement of windows with double hung system; the double-story “storefront” feature will use picture frame windows; the design also uses differing façade materials to break the continuity of solid walls. The double-story “storefront” will have non-operable picture windows (for living area, 24” height).</p> <p>Regarding concerns about building height - The closest neighbor sits 89” from sidewalk, two-stories and has an additional level, for a total height of 32.8’. The project’s design will coordinate with the height of the neighboring properties.</p> <p>Missy Boyette indicated that the building proportions look better. She suggested the addition of a vertical mold frame in between the double hung windows and</p>

<p>further indicated that she would like to see consistency with the use of the white sills, which vary in height. Rami advised that the white sills create “movement”.</p> <p>The committee also discussed the design for the rooftop deck. The trellises on the rooftop will be made of wood and will be setback from roofline. The trellises will not be large (i.e., would not be used to cover a full sitting area).</p> <p>MEP equipment will sit on ground, not on the roof.</p> <p>Cody Rice indicated he believed the request for variances was reasonable. The street parking burden did not appear to be great due to smaller size of project (compared to larger projects).</p> <p>Dan Golden and Cody Rice requested landscaping, specifically for the courtyard.</p> <p>Dan Golden asked that comments from tonight be taken into consideration and requested revised project drawings before next ANC meeting.</p>
Motion
<p>Recommend that the ANC write a letter in support of the requested variances. 6 voted in favor - unanimous</p>

Case #
BZA 18662
Case Name/Owner
800 11 th St. NE (Douglas Memorial Methodist Church/Toddlers on the Hill)
Relief Sought
<p>Applicants seek a variance from the off-street parking requirements, 2101.1 to allow Toddlers on the Hill, LLC to use a portion of the premises as a Child Development Center. Applicant seeks to have the EDZ Committee restate its support for the requested variance.</p>
Background
<p>Eric Daniel, representing ToH, informed the Committee that the organization is seeking a license as a child development center and needs variance from the requirement that there be two parking spaces on the property. Mr. Daniel acknowledged that a pick-up and drop off plan was requested previously by the EDZ committee and provided an updated copy of that plan, which now contains a provision requiring the ANC to be informed in the event of any future changes to the plan.</p>
Concerns/Issues
<p>Previously, the request for a variance received unanimous support from the EDZ committee, however the motion did not pass when presented to the full ANC at its regular October meeting.</p> <p>The motion did not pass at the ANC meeting on a vote of 2 to 2. In order for the issue to be reconsidered by the ANC a motion for reconsideration must originate with and pass the full ANC. The EDZ committee is taking up the case again to provide a recommendation in the event the full ANC decides to reconsider the matter.</p>
Motion
<p>Recommend that, in the event the ANC elects to reconsider this matter, the ANC write a letter of support for the variance. 6 voted in favor - unanimous</p>