

**REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING
COMMITTEE OF ANC 6A
November 17, 2010**

Present: Members: Sharee Lawler, Charmaine Josiah, Phil Toomajian, Jeff Fletcher,
Commissioners: David Holmes, Drew Ronneberg

Drew Ronneberg chaired the meeting.

Community Comments

None.

Status Reports

Resolution of Previous BZA/HPRB Cases: Drew Ronneberg reported that the BZA approved the use variance for a 3 unit apartment building at 815-817 A St NE.

H Street Connection Redevelopment: Drew Ronneberg reported that the Zoning Commission voted on November 8th to take final action to approve plan to redevelop the H Street Connection site.

1113-1117 H St NE: Drew Ronneberg reported that DPMD conducted a public hearing on Nov 10 regarding the “surplusing” of this property. DPMD asked whether they property could serve any public use. There was one general comment about the need for park space on H Street, but there were no comments specific to this property.

Vacant Properties: Phil Toomajian reported that DCRA was piloting a website which showed the vacant properties in the Mt. Vernon Triangle area on a map and also listed current exemptions by property. Mr. Toomajian said that this was similar to what ANC 6A had done as part of their own effort and that we should ask DCRA to include ANC 6A properties on the next phase of the pilot as we get ready to submit our updated map. It would be particularly helpful to have DCRA identify what exemptions were granted to “Vacant exempt” properties that are not subjected to the higher tax incentive. The following recommendation passed unanimously.

Recommendation: ANC 6A send a letter to DCRA requesting that vacant properties within its boundaries be included in the next phase of the pilot program to map vacant properties and list their exemptions on a DCRA website.

Zoning Regulations Rewrite: Drew Ronneberg said that he testified about the proposed parking regulations at the Zoning Commission’s November 1 hearing.

7-Eleven Certificate of Occupancy Appeal: Drew Ronneberg said that the negotiations were in the final stages and that he hoped an agreement would be reached with 7-Eleven.

Rezoning the Eastern End of H Street: Drew Ronneberg reported that the Zoning Commission was concerned that the affected property owners were not notified and that the case would be renoticed for January 3rd with the additions requested by the ANC.

H Street Liaisons Report: Sharee Lawler reported that ANC 6B was looking at ways of encouraging a healthy retail mix on Barrack's Row.

ZC 08-06: Comprehensive Regulations Review: Green Area Ratio

The Committee discussed the proposed Green Area Ratio regulations that would require plants and permeable surface for 2-unit and denser housing units. The Committee thought that the general idea was a good one and didn't identify any issues with the proposed regulations. However, there was no motion to ask the ANC to send a letter of support.

ED&Z Framework for Considering Zoning Cases

Drew Ronneberg presented a new draft of the ED&Z Framework for Considering Zoning Cases. David Holmes recommended that Item #6 in "Tips for presenting an application to the ED&Z Committee" be clarified so that it was only supplementary material that was not included in the original BZA application. The following recommendation was passed unanimously.

Recommendation: ANC 6A approve the ED&Z Framework for Considering Zoning Cases

Committee Priorities and Duties for 2011

The following were considered to be committee priorities for 2011:

- Commenting on the Zoning Regulations Rewrite
- Reporting ANC 6A Vacant Properties to DCRA
- Potential Expansion of the Capitol Hill Historic District to area that was surveyed as part of the Dreyfus Development
- Potential Commercial Historic District for Eastern End of H St NE

Duties for 2011:

- Drew Ronneberg: 1113-1117 H St NE, Redevelopment of the Autozone Site, Zoning Regulations Rewrite, Potential Commercial Historic District for the Eastern End of H St NE
- Sharee Lawler: ED&Z point person for HPRB cases, H St Business Liaison, Potential Commercial Historic District for Eastern End of H St NE, Guest speakers for meetings
- Charmaine Josiah: H St Business Liaison,
- Phil Toomajian: Vacant Properties, Potential Expansion of the Capitol Hill Historic District
- Dan Golden: Vacant Properties, ED&Z point person for BZA Cases
- Julie Santoboni: Zoning Cases

Potential Invited Speakers

- Melissa Bird, Office of Planning, to discuss OP initiatives for our area
- Reps from DDOT and DCRA to discuss how to resolve unpermitted electrical equipment on public space
- Matt, LeGrant, Zoning Administrator regarding an H street Overlay questionnaire.

- DCRA vacant properties director
- ANC 6B reps regarding the Barracks Row Retail Mix Taskforce

January Meeting Date

Because the CHRS presentation on the history of the properties surveyed as part of the Dreyfus PUD, will take place on January 19 (the regular meeting date of the ED&Z committee), the committee would like to meet on January 26, 2011.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, January 26, 2011
7-9 PM
640 10th St NE
Sherwood Recreation Center, 2nd Floor**