

**Report of the Economic Development and Zoning (ED&Z) Committee of the Advisory
Neighborhood Commission (ANC) 6A
Sherwood Recreation Center, 640 Tenth (10th) Street NE
November 18, 2015**

The meeting convened at 7:00 pm.

Present

Members: Brad Greenfield (Chair), Missy Boyette, Dan Golden, Michael Hoenig.
Commissioners: Stephanie Zimny and Sondra Phillips-Gilbert.
Brad Greenfield chaired the meeting.

Community Comment

There were no community comments at the beginning of the meeting.

Old Business

1313-1323 Linden Court (BZA 19145): The Applicant seeks variances from the FAR requirements under § 771, the lot occupancy under § 772, the rear yard requirements, under § 774, the nonconforming structure requirement under § 2002 and the height requirements under § 2507.4 to allow the construction of five (5) one family dwellings and a small neighborhood servicing retail establishment.

This project has been previously discussed at the September and October 2015 ED&Z Committee meetings. The Applicant's presentation addressed items about which the Committee had requested further information.

The developer has spoken with the District Department of Transportation (DDOT) who said that they will approve any surface area changes (cosmetic brick). The property will have at-grade plantings. They are still working on the corner part of the building based on the comments by the Committee. The developer has gotten a trash plan from the company that currently services business in the alley. They will agree to Residential Parking Permit (RPP) restrictions. The trash containers will be stored in the garages and assured there will be enough room. The properties will be sold as fee simple homes. The developer cannot legally construct the commercial building to be a bar and have assured the community that it would never be a bar. The Zoning Board does not allow use restrictions.

Committee member Missy Boyette liked the corner proposal option 1 and the Company said that they think it will be a composite meal panel. Ms. Boyette encouraged them to think about the rhythm of the spaces. The developer will make every effort to keep the existing character of the building

A motion was made that the Committee recommend the ANC write a letter to BZA in support of all variances requested with conditions that they will put restrictions on the parking, work on the design before the ANC meeting in December 2015, and look into the use issues for the commercial space. Vote was unanimous.

New Business

Informational Presentation re: 1603-1625 Benning Road NE.

Valor Development will be renovating the site of Trinidad Baptist Church which is closing by the end of November, and is located across the street from Hechinger Mall. Valor is seeking a

land use designation change from the existing C-2-A to C-2-B in order to develop the property into a residential development. Valor has not filed the planned unit development (PUD) yet. They are proposing a seven (7) story building with 250-300 units, two (2) entrances along H Street NE, 100 parking spaces and the creation of a dog park. The company expects to file the PUD in December 2015.

Valor is still deciding whether the property will be rental or condominiums. The building will have affordable housing units. The developer is open to parking restrictions and bike shares. The community raised concerns about parking and Commissioner Sondra Phillips-Gilbert said that her community would have a hard time absorbing the additional volume of people. In 2008, the DC City Council said that this site was identified for mixed use development. Valor is unclear about the height of the floor area ratio (FAR). Security concerns will be noted and considered.

Informational Presentation re: 1301 H Street NE

The presentation regarded an Application by 3317 16th Street LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for variances from the off-street parking requirements under § 2101.1, the parking aisle width requirements under § 2117.5, and the loading berth requirements under § 2201.1, and a special exception from the HS Overlay requirements under § 1320.4(f), to convert a vacant church into a new four (4) story mixed-use commercial and residential building in the HS-A/C-2-A District.

The project proposes nine (9) residential units and two (2) stories of commercial space with 5,000 square feet. The first (1st) floor and basement will be commercial space with three (3) residential units per floor on three (3) floors and a roof terrace.

Community comments included questions about the design of the building and concerns about the color of the brick, the size of the building, and that the character of the building is not in keeping with the character of H Street NE.

916 K Street, NE (BZA FY-16-02-Z)_(Expedited Application)

Applicant has an unpermitted addition on their home that was built by a previous owner, and is seeking special exceptions to lot occupancy and rear yard setback.

The one (1) story addition came with the house and they are trying to make the place useful. They are changing the shape of the structure to make it smaller than what is currently there. The setback is nineteen feet two inches (19'2") for most of the site and then goes to seventeen feet ten inches (17'10"). The Applicant reported that they had the support of their neighbors, but did not have letters of support at the meeting.

A motion was made that the Committee recommend the ANC write a letter to BZA in support of the lot occupancy and rear yard special exception. Vote unanimous on the condition that they provide letters of support from the neighbors.

The meeting was adjourned at 9:00 pm.

Next Scheduled ED&Z Committee Meeting

Wednesday, December 16, 2015

7:00 - 9:00 pm

640 Tenth (10th) Street, N.E., Sherwood Recreation Center, Second (2nd) Floor