

**REPORT OF THE
ECONOMIC DEVELOPMENT AND ZONING COMMITTEE OF ANC 6A
May 30, 2006**

Present: Commissioners Nick Alberti and Cody Rice; Resident Members Jeff Fletcher, Virginia Gaddis, Rich Luna, Drew Ronneberg, Vanessa Ruffin-Colbert, and Linda Whitted.

Commissioner Rice chaired the meeting.

1411 Ames Place NE: Building Permit Issues

Commissioner Alberti brought this property to the attention of the committee. The developer obtained a building permit (B89703) to convert an existing single family dwelling into a 2 family flat by interior renovation and basement excavation. The building permit was issued April 7, 2006.

Commissioner Alberti reports that he observed work beyond what was approved in the permit, specifically an addition that appears not to conform to zoning requirements. This is apparently unpermitted construction and he reported it to DCRA. According to Commissioner Alberti, he has been told that a "Stop Work" order was issued, but he has not seen it posted on the property.

Commissioner Alberti noted that the planned conversion requires at least one parking space for the 2 units. Even in pre-1958 buildings that are nonconforming, the additional parking is required if the use or size increases by more than 25%. 1 to 2 units is a 50% increase (or 100% increase, depending on how you compute the measure). There are no plans for parking in the rear, and there is not room for both parking and an addition. As a result, Commissioner Alberti would like to appeal the issuance of the permit for a conversion.

The committee discussed how the requirement for 1 parking space for 2 units acts as a check on the strong incentives to convert single family dwellings into flats since not all properties can meet this requirement. These conversions increase density in the neighborhood and, if enough are approved, can change the character of the neighborhood.

Recommendation: That the ANC appeal the issuance of building permits for conversion of 1411 Ames Place NE to a 2-unit flat without the required parking.

Home Again Initiative on Wylie Street NE

The committee again discussed a plan by the Office of the Deputy Mayor for Planning and Economic Development (DMPED) to offer 1215, 1216, and 1217 Wylie Street NE for residential development through the Home Again Initiative. Last month the ANC approved sending a set of development conditions to DMPED for incorporation in the Requests for Proposals. However, there are still concerns about whether these conditions

will be taken seriously. In particular, there is concern about how to ensure the proper level of design review by stakeholders (the ANC and affected neighbors) for properties outside of a declared Historic District.

The committee discussed previous requests by the ANC to be included as part of the review team for RFPs planned by the Department of Housing and Community Development for properties in ANC 6A.

Recommendation: That the ANC request that DMPED include the affected Single Member District representative (or his designee) on the RFP review panel.

ZC 05-21A: Pet Uses in Commercial Districts

The committee discussed a text amendment to the zoning regulations proposed by the Office of Planning that would define and permit pet grooming, pet shops, veterinary hospitals, and animal shelters by special exception in the C2, C-3, C-4, C-M, and M Zone Districts. Pet shops and veterinary hospitals are currently permitted as matter of right uses in these Zone Districts, but neither pet grooming nor animal shelters are currently defined. The text of the proposed amendment is at http://dcoz.dc.gov/services/zoning/schedule/info/PHN05-12A_06-29-06.pdf

Pet grooming, pet shops, veterinary hospitals, and animal shelters would require a special exception in commercial districts. They would have to be located and designed to create no objectionable condition to adjacent properties from animal noise, odor, or waste. They would not be allowed to abut an existing residential use or zone. External yards or facilities would only be permitted for animal shelters, and then only at a distance of 1,000 feet or greater from residence zones.

The committee discussed how several of the proposed definitions mentioned “animal boarding” but that the proposal does not provide a definition or requirements for this use. The committee felt that it would be reasonable to create a definition for animal daycare/boarding, and requirements for this use similar to those for an animal shelter.

Recommendation: That the ANC send a letter of support for the proposed text amendments with the recommendation to create a definition for animal daycare/boarding, and requirements for this use similar to those for an animal shelter.

Next Scheduled ED&Z Committee Meeting:

Tuesday, June 27, 2006

7-9 PM

900 G Street, NE

Community Room of the Capitol Hill Towers