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REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING  
COMMITTEE OF ANC 6A  
September 26, 2006

Present: Commissioners Nick Alberti;  
Resident Members Drew Ronneberg, and Linda Whitted.

Drew Ronneberg chaired the meeting.

1811 and 1815 D. St NE

Dr. Veronica Jenkins of Homes for Hope and her architect spoke about the organization's plans to develop a 10-12 unit, 3 story building to house a community based facility directed at the long-term care of the chronically ill at 1811 and 1815 D. St. NE. Homes for Hope currently operates a similar facility at 3003 G. St. SE.

Use: Dr. Jenkins said the building is intended to house people who are chronically ill and having difficulty meeting treatment regimes under their own care. She said that the facility is intended to provide permanent housing with supportive services for the residents instead of being a temporary pass-through facility. The building would have on-site staff, but the staff will likely not be available around the clock. Dr. Jenkins stated that although the facility was set up to serve the chronically ill, some residents would require additional substance abuse and mental health services which would be provided by the on-site staff. She claimed that residents who had past problems with drugs would have to pass regular drug testing to stay in the program. The facility is intended to primarily serve single people or small families with the typical case of a mother and her children.

Dr. Jenkins and the architect said that there were no facilities of similar use on the same square or within a radius of 700 feet from the proposed site. When asked by members of the community if Homes for Hope has considered alternative sites, she replied that they had not.

Lot and Proposed Structure: 1811 and 1815 D. St. NE are adjacent lots comprising 5600 sq. feet facing D Street with alley access to the rear of the lot. There are currently no structures on the site. The architect provided an initial concept for a 3 story building that would be constructed of brick and other materials consistent with the surrounding neighborhood. The building would house 8-10 1-2 bedroom apartments with floor areas of approximately 900 sq. feet. Some residents complained that the proposed building was larger than the typical 2-story buildings in the surrounding neighborhood.

Parking: The architect thought that the site could accommodate 6-8 parking spaces in the rear of the lot. §2101.1 of the zoning code requires 1 parking spot for every 3 units, so this site appear to have enough available parking spaces to accommodate a 10-12 unit structure.

Zoning Issues: This development will require zoning relief which includes:

- 1) a variance to build an apartment house or multiple unit dwelling in an R-4 zone (§330.5)
- 2) Potentially a variance from §401.3 which may restrict the number of units in an apartment based on the lot size (although this is not explicitly stated in the zoning regulations)
- 3) Potentially a special exception for §332.1a to allow a community based facility in a R-4 zone. Facilities usually claim that such facilities are intended to help the "handicap" and are permitted as a matter of right under §330.5i

BZA 17521: 601-645 H Street NE

Drew Ronneberg gave an update on the application to build a large mixed use commercial and residential facility on the site of the old Mega Foods between the 5 story towers on the south side of the 600 block of H St NE

(where the Weekend Farmer's Market is held). The applicant proposes to build a 9 story building facing H Street with an attached 5 story building in the middle of the square. The application appears to be incomplete and does not request a variance from the FAR requirements in a C-2-A zone, or a special exception for a curb cut on H Street. The design of the building is strongly reminiscent of 1960s era architecture and appear to be made of concrete, glass and metal. The building doesn't appear to conform to any elements of the Design Guidelines contained in the H Street Strategic plan. The design has seen little public review and the applicant refused to present the plans at the ANC 6C meeting. Dr. Ronneberg stated that ANC 6A was requesting party status in this case because it was the first test of the Design Guidelines referenced in the H Street NE Neighborhood Commercial Overlay District. The resolution of this case will determine whether the BZA will enforce Design Guidelines for future large lot developments in the ANC 6A portion of H Street.

BZA 17526 (1411 Ames Pl NE) Appeal of the Zoning Administrator's decision to issue building permits in cases where the permits appear to violate the parking requirements of under sections 2100.4, 2100.6, 2100.7, 2100.9, 2101.1, and 2115.6 of the Zoning Regulations. The ANC has already filed an appeal in this case but has not designated a representative to the BZA hearing.

**Recommendation:** The committee unanimously recommends that Nick Alberti be designated the ANC representative for BZA case 17526.

BZA 17533 (1405 N. Carolina NE)

Appeal of the administrative decision of the Zoning Administrator's to approve the construction of a three (3) unit apartment house. ANC 6A alleges that the apartment use is in violation of several sections of 11 DCMR, including subsections 330.5, 401.3, and 2101.1 The ANC has already filed an appeal in this case but has not designated a representative to the BZA hearing.

**Recommendation:** The committee unanimously recommends that Nick Alberti be designated the ANC representative for BZA case 17533.

BZA 17532 (138 12<sup>th</sup> St NE)

Appletree is appealing the Zoning Administrator's ruling that Appletree's opening of a charter school requires a special exception to use the lot for a charter school. ANC 6A has already filed its support of the Zoning Administrator's ruling but has not designated a representative to the BZA hearing.

**Recommendation:** The committee unanimously recommends that Nick Alberti be designated the ANC representative for BZA cases 17532.

Next meeting: The next meeting of the ED&Z committee is scheduled for October 31<sup>st</sup>. However, this is Halloween and many people will likely be out trick-or-treating with their children. It was recommended that the meeting be held on October 24<sup>th</sup>.

**Recommendation:** The committee unanimously recommends holding the next Economic Development and Zoning Committee Meeting on October 24<sup>th</sup>.

Next Scheduled ED&Z Committee Meeting:  
Tuesday, October 24, 2006  
7-9 PM  
900 G Street, NE  
Community Room of the Capitol Hill Towers