



Economic Development & Zoning Committee: Agenda

7:00–9:00 pm, Wednesday, May 21, 2025

Virtual Meeting via Zoom

For those attending via Zoom use this link: <https://dc-gov.zoom.us/j/81286187226>

Call-in Number: 1 301 715 8592

Webinar ID (access code): 812 8618 7226

Public Meeting – All are welcome

7:00 pm Welcome/Introductions

7:02 pm Resolution of previously heard cases

1. **901 H Street NE (ZC [10-03E](#))**: Hearing of May 8, 2025: Request for a Modification Without Hearing to the planned unit development (“PUD”) approved pursuant to Z.C. Order No. 10-03, as extended and modified by Z.C. Order Nos. 10-03A, 10-03B, and 10-03D, along with the Applicant’s associated request for special exception relief to permit fast food restaurant use at the Property. Zoning Commission approved the following modifications to the conditions of the approval, as noted by the underlined and italicized text:

The PUD shall have a maximum density of 5.0 FAR and a gross floor area of 435,265 square feet. Of that, the PUD shall have approximately 51,420 square feet of retail and/or eating and drinking establishment uses, including fast food restaurant use, of which approximately 5,365 square feet may also be devoted to veterinary hospital use.

If any new uses are adopted under the eating and drinking establishment use category as defined under Subtitle B §§ 100.2 and 200.2(i) by an amendment to the Zoning Regulations after the effective date of this Order, such newly adopted uses shall be considered matter-of-right uses within the PUD, except that following such amendment, the establishment of a new fast food restaurant or a new fast food drive-through shall require review and approval by the Zoning Commission.

2. **1355-1359 H Street, NE (BZA [21254](#))**: Hearing of April 30, 2025: The BZA concluded that the applicant has satisfied the burden of proof for the requested relief to include:
 - Special Exception from the rear yard requirements of Subtitle G § 207.1, pursuant to Subtitle G § 207.14, Subtitle G § 5200.1, and Subtitle X § 901.2 (15 feet minimum, 0 feet existing, 0 feet proposed)
 - Special Exception under the eating and drinking establishment use requirements of Subtitle H § 6007.1(e)(2), pursuant to Subtitle X § 901.2
 - Special Exception under the fast-food establishment use requirements of Subtitle U § 513.1(e), pursuant to Subtitle X § 901.2

The Board approved the application consistent with plans submitted (Exhibit 33B of the record), subject to the following conditions:

All trash for tenants that have obtained a Certificate of Occupancy for fast-food shall be stored in indoor trash rooms within the main building envelope, such as those shown on Sheet A103 of Exhibit 33B, until such time as the trash is removed from the premises by a garbage contractor. No dumpsters or other trash or recycling containers serving the fast-food uses shall be kept in public space. Exterior doors to any trash rooms shall be kept closed except when in use by tenants depositing trash or by the contractor removing trash.

For more information, please contact: [Dave Wethington](#) and [Michael Cushman](#),
Co-Chairs Economic Development and Zoning Committee, ANC6A



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7:10 pm Old Business

1. **917 Constitution Avenue, NE (BZA [21282](#))**: To construct a second story addition to a detached garage, in the rear of an existing, attached, two-story plus cellar, principal dwelling unit in the RF-1 zone.

The architect made some minor changes after EDZ feedback during the March 19, 2025 meeting.

- The originally proposed windows facing the public alley originally had a sill height of 1' 6". Privacy concerns were addressed by increasing the sill height almost two feet to 3' 4".
- The second comment was concerning the stairs to the roof. The owners expressed that they would like to age in place and therefore opted to keep the stairs as proposed because it ensures that roof access remains feasible for them as time progresses.

A recommendation that ANC 6A send a letter to BCA to support the special exception was approved unanimously by the EDZ Committee on March 19, 2025, and approved by unanimous consent by ANC 6A on April 10, 2025. BZA Virtual Public Hearing is scheduled for [May 21, 2025](#).

7:15 pm New Business

1. **1000-1014 H Street NE (BZA Case # Pending)**: The potential applicant is pursuing a zoning map amendment for the property at 1000-1014 H Street NE to rezone the property from the current NMU-4/H-R zone to the NMU-5/H-R zone. The zoning map amendment would allow for an additional story in building height. The proposed NMU-5/H-R zone is similar to the current NMU-4/H-R zone, only it allows for a floor-area-ratio of 4.2 (vs. 3.0 in current zone), a height of 70 feet (vs. 50 in the current zone) and a lot occupancy of 80% (vs. 75% in the current zone).

If the zoning map amendment is successful, the potential applicant envisions a similar mixed-use project to what was approved by the BZA ([20880](#)) in 2023, with the primary change being the one additional story allowed in the NMU-5/H-R zone.

2. **1382 East Capitol Street, NE; Square 1035 at Lot 0814 (BZA [21334](#))**: Della Barba Pizza, LLC requests a use variance and special exception to expand its existing, nonconforming, pizza restaurant use beyond the first floor, with cellar, in order to provide for additional seasonal outdoor patio seating within public space.

Type	Relief	Pursuant To
Use Variance	The residential conversion requirements of Subtitle U § 320.1(a)	Subtitle X § 1002
Special Exception	Waiver of minimum vehicle parking requirements of Subtitle C § 701	Subtitle C § 703.2 and Subtitle X § 901.2



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3. **406 7th Street NE; Square 862, Lot 33; (BZA [21311](#)) – Project in ANC 6C:** Project to construct a rear porch addition, to an existing, semi-detached, three-story with cellar, principal dwelling unit in the RF-1 Zone.

Type	Relief	Pursuant To
Special Exception	The rear yard requirements of Subtitle E § 207.1	Subtitle E § 5201 and Subtitle X § 901.2
Special Exception	The lot occupancy requirements of Subtitle E § 210.1	Subtitle E § 5201 and Subtitle X § 901.2

BZA Hearing scheduled for July 2, 2025.

4. **424 7th Street NE; Square 862, Lot 183; (BZA [21323](#)) – Project in ANC 6C:** Project to construct a two-story with basement rear addition to an existing, semi-detached, two-story with basement principal dwelling unit in the RF-1 zone.

Type	Relief	Pursuant To
Special Exception	The rear yard requirements of Subtitle E § 207.1	Subtitle E § 5201 and Subtitle X § 901.2

BZA Hearing scheduled for June 25, 2025.

8:15 pm Adjourn

**Next Scheduled EDZ Committee Meeting:
Wednesday, June 18, 2025 7:00-9:00 pm
Agenda to be posted on ANC 6A Website**