

AGENDA

ANC 6A Economic Development & Zoning Committee
Tuesday, October 24, 2006, 7-9 PM
Capitol Hill Towers (900 G St, NE)
Community Room

1. Community comment.
2. 804 H St. John Formant will be presenting plans for 804 H Street.
3. BZA 17521 (601-645 H Street NE): Developer will present revised plans for 601-645 H Street NE. Even though this property is in ANC 6c, it is the first BZA case to test the design provisions of the H Street Overlay and will set the precedent for future developments on H Street in ANC 6A. The following paragraph outlines the zoning relief sought.

Application of 601-645 H Street Ventures LLC, pursuant to 11 DCMR §3103.2 for a variance from the lot occupancy requirements under section 772 and a variance from the residential recreation space requirements under section 773, and pursuant to 11 DCMR §3104.1 and §1325.1, special exception from the ground floor level ceiling height provisions, a special exception from the lot occupancy requirements under subsection 1324.4, and a special exception from subsection 1303.2 to permit a relocated curb cut on H Street, and special exception relief pursuant to §2514.2 for a thirty-five foot extension of a less restrictive district into a more restrictive district, to allow the construction of a new mixed-use (residential and commercial) building on a lot that has six-thousand square feet or more of land under subsections 1320.4 and 1325, in the H Street Northeast Neighborhood Commercial Overlay District in the HS/C-2-A and HS/C-2-C Districts at premises 601-645 H Street, N.E. (Square 859, Lot 177).

4. Building Permit #97726 (819 7th St NE): Pilgrim Baptist Church's building permit for "Church off-street parking for 18 cars off-site."
5. Building permits and parking regulations: Concerns that DCRA is issuing building permits without requiring the builders to comply with the parking requirements of the zoning regulations.
6. Division of responsibilities among Economic Development and Zoning Committee members.
7. Additional community comment (time permitting).

Everyone is welcome! Call Drew Ronneberg with questions at 431-4305.

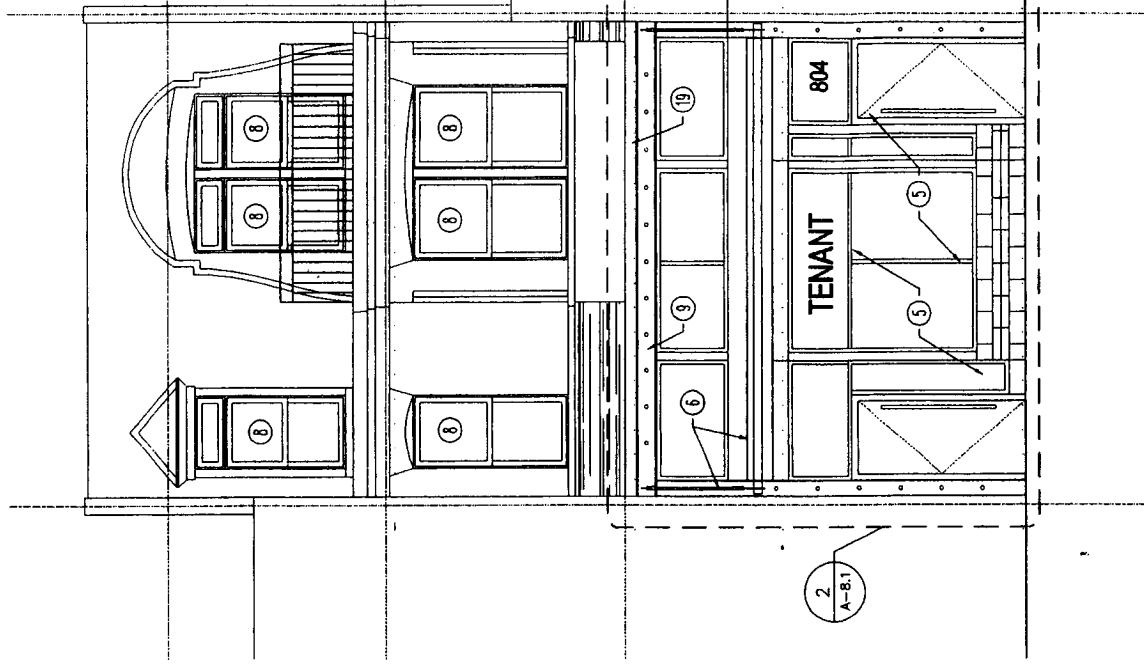
Visit our website at <http://www.anc6a.org/>

Sign up for automated meeting reminders and community listserv at

<http://groups.yahoo.com/group/anc-6a/>

2 1/4" = 1'-0"

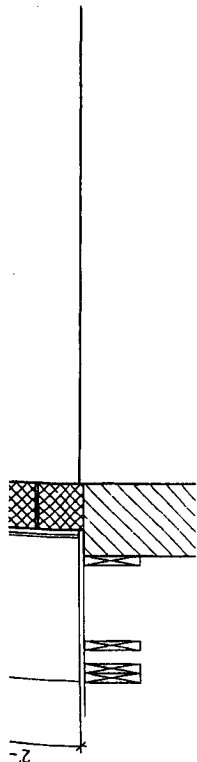
A-3.0



1 1/4" = 1'-0"

A-3.0

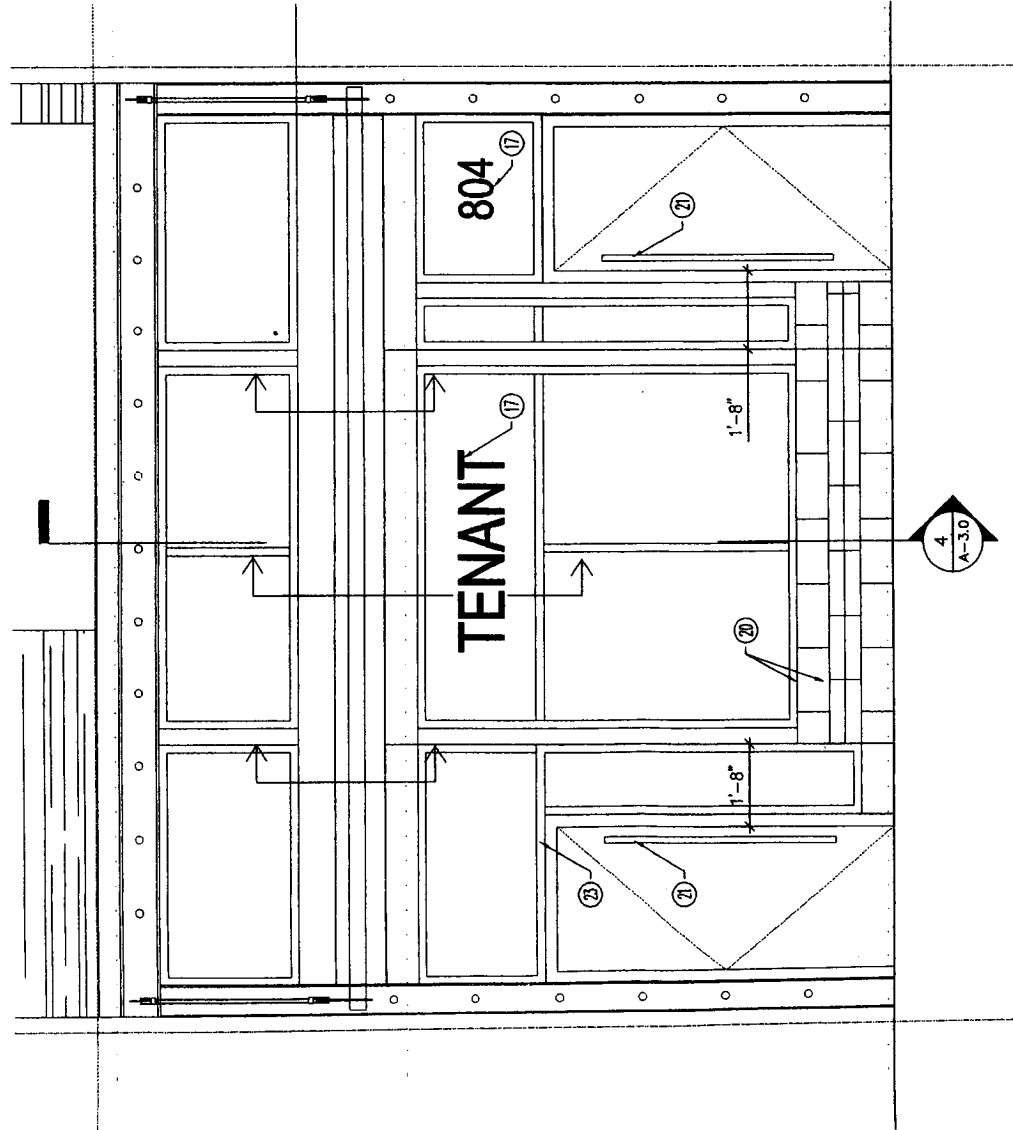
SOUTH ELEVATION



3 3/4" = 1'-0"

A-3.0

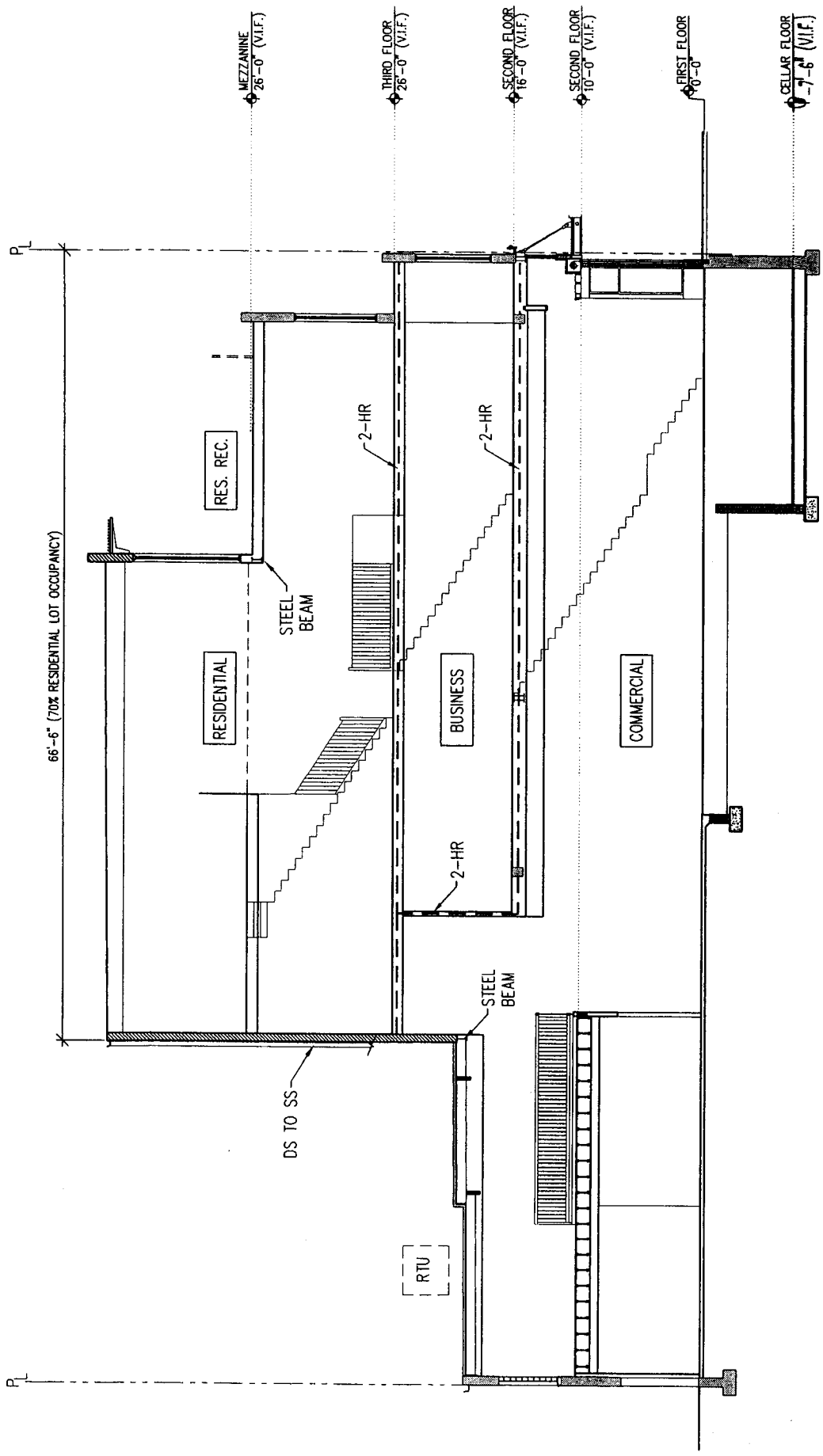
ENTRY SECTION



1 1/2" = 1'-0"

A-3.0

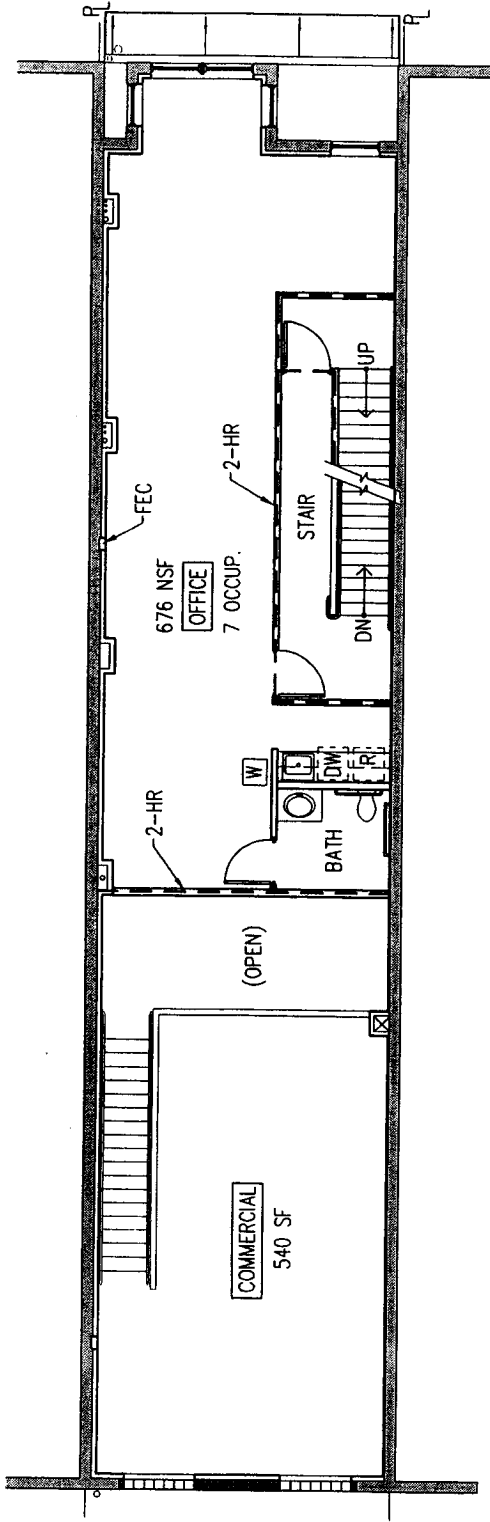
SOUTH ENTRY ELEVATION



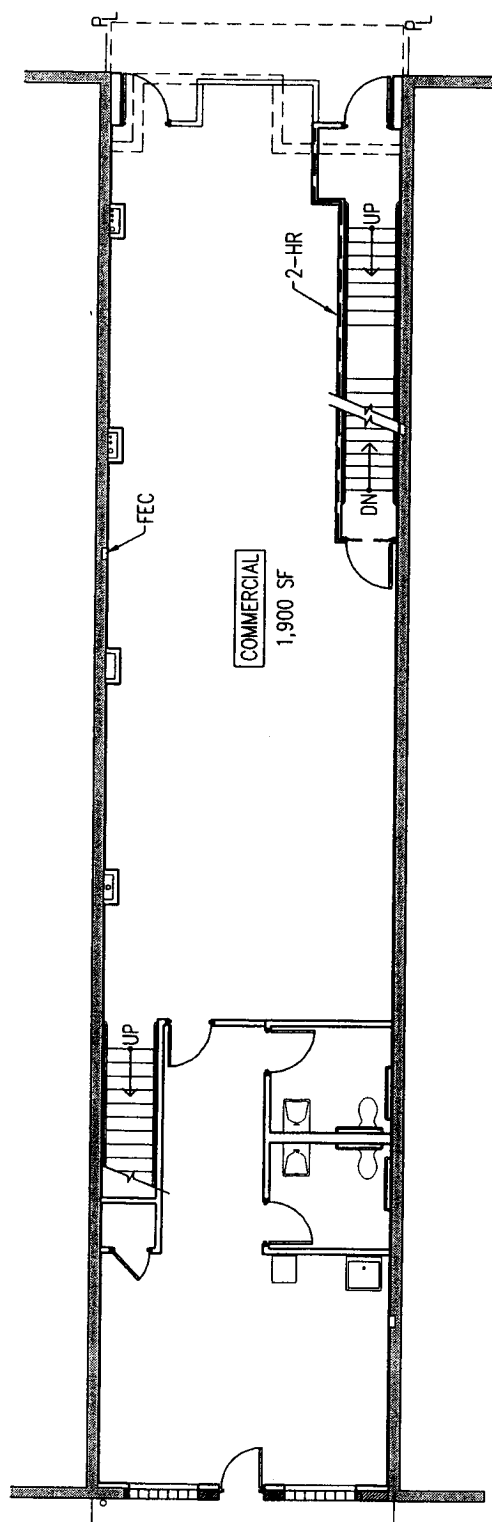
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SK-6

BUILDING SECTION SCALE: 1/8"=1'-0"

804 H STREET, NE
 OVERLAY RENOVATION & ADDITION
 FEBRUARY 2, 2006



SECOND FLOOR PLAN SCALE: 1/8"=1'-0"



GROUND FLOOR PLAN SCALE: 1/8"=1'-0"

804 H STREET, NE

OVERLAY RENOVATION & ADDITION
FEBRUARY 2, 2006

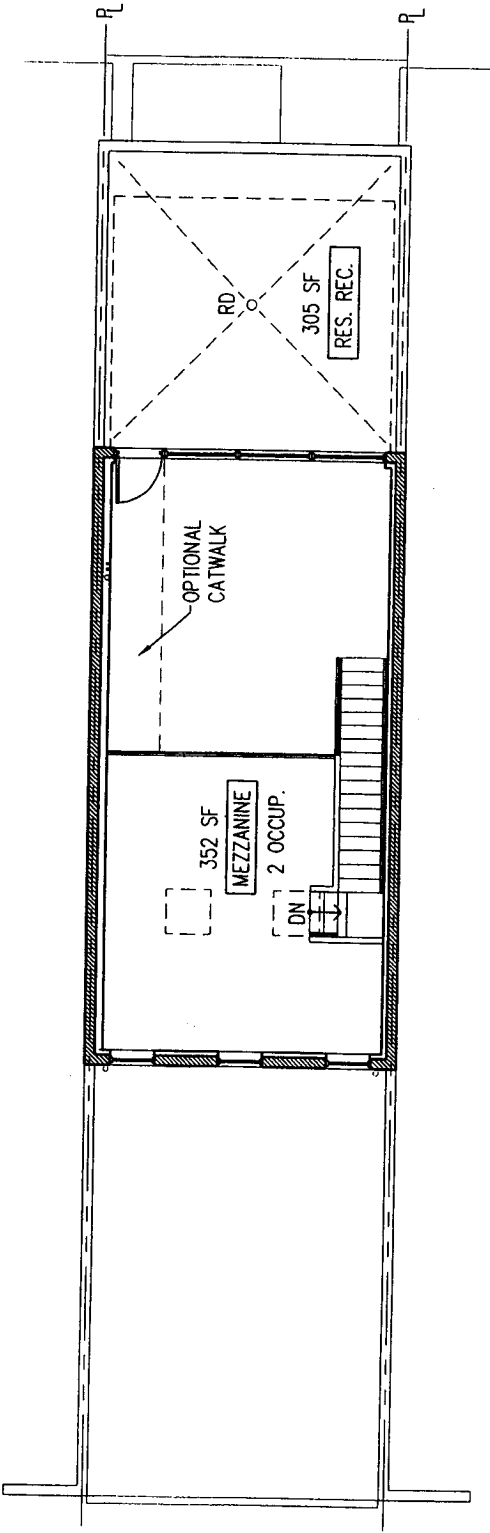
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ARCHITECTS

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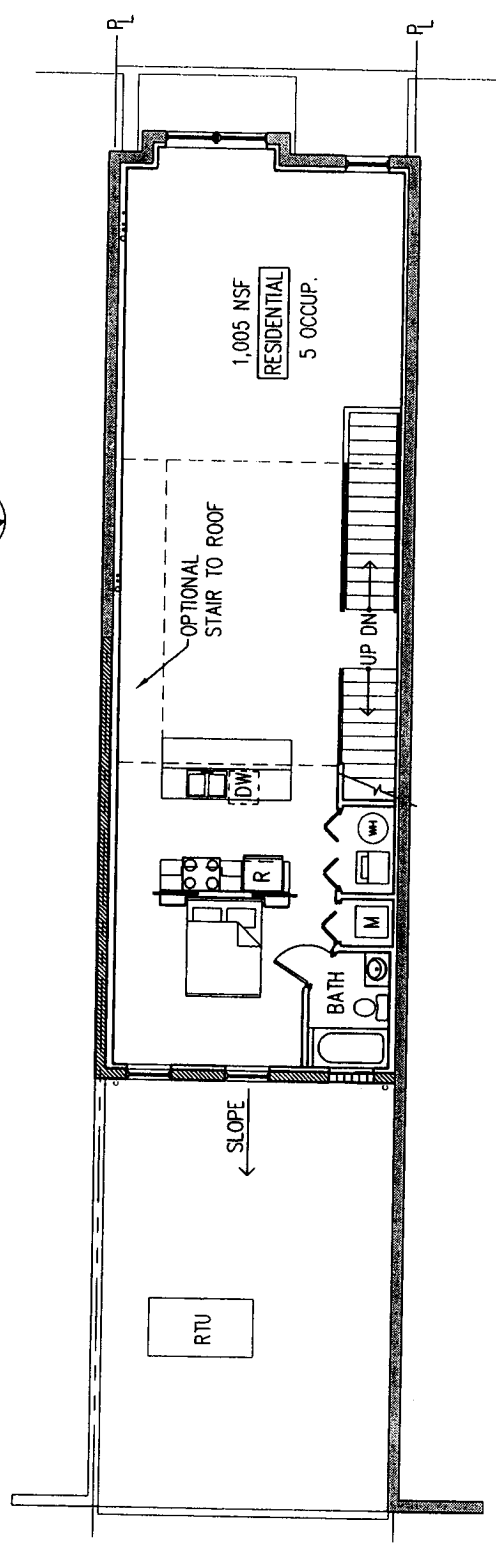
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FILE

SK-4



MEZANINE FLOOR PLAN SCALE: 1/8"=1'-0"



THIRD FLOOR PLAN SCALE: 1/8"=1'-0"

804 H STREET, NE

OVERLAY RENOVATION & ADDITION
FEBRUARY 2, 2006

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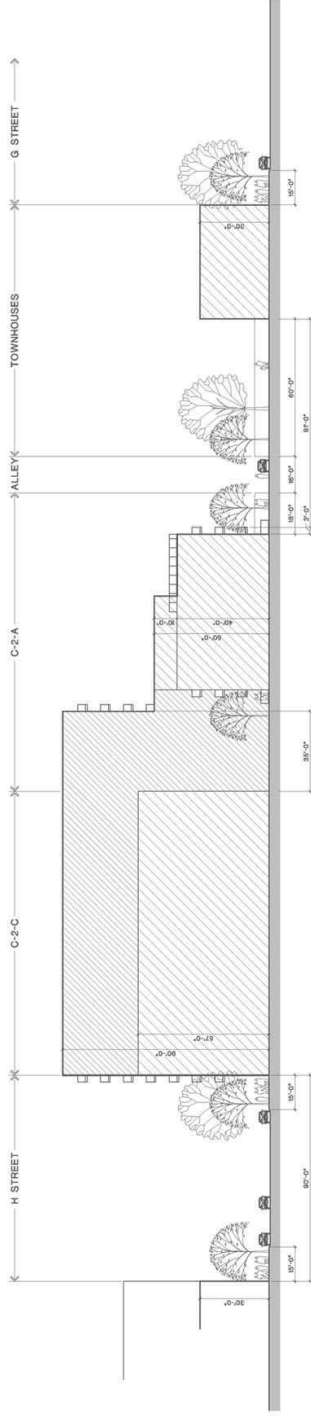
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SK-5



H STREET CONDOMINIUMS

DEVELOPER **Washington Real Estate Partners**
ARCHITECT *DAVIS • CARTER • SCOTT*





NORTH-SOUTH
CROSS SECTION A-A



H STREET CONDOMINIUMS

DEVELOPER **Washington Real Estate Partners**
 ARCHITECT **DAVIS • CARTER • SCOTT**



2115.17 No individual area shall be considered a part of the required parking area where the minimum lesser dimension is less than seven feet (7 ft.) or where the minimum greater dimension is less than fourteen feet (14 ft.) in rectangular area, exclusive of column obstructions.

2115.18 For the purpose of § 2115.9, a commercial building or structure shall include any building or structure where eighty percent (80%) or more of the gross floor area is devoted to a use other than a dwelling, flat, multiple dwelling, rooming or boarding house, community-based residential facility, or hospital.

SOURCE: Final Rulemaking published at 31 DCR 6585, 6600 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8501-02 (October 20, 2000); and Final Rulemaking published at 49 DCR 2742, 2747 (March 22, 2002).

2116 LOCATION OF PARKING SPACES

2116.1 Except as provided in §§ 214, 510, 708, 730, 743.2(d), 753.1(c), 761.2, 803.1, 2116.5, and 2117.9(c), all parking spaces shall be located on the same lot with the buildings or structures they are intended to serve.

2116.2 Parking spaces shall be located in one (1) of the following ways:

- (a) Within a permitted garage or carport, subject to the special provisions of chapter 23; or
- (b) On an open area of the lot as follows:
 - (1) Within a rear yard;
 - (2) Within a side yard; or
 - (3) Except in an SP District, elsewhere on the lot if accessory to a commercial or industrial use.

2116.3 For a church, up to fifty percent (50%) of the number of parking spaces may be located elsewhere. The spaces shall be located within four hundred feet (400 ft.) of the church in a public or private parking lot or garage where the required number of spaces are made available for the use of the church through a binding agreement with the owners of the parking facility. However, at least three (3) parking spaces shall be provided on the lot where the church is located.

2116.4 Required parking spaces shall not be located in the area between a building line and lot line abutting a street.

- 2116.5 Except as provided in § 2117.9, if approved by the Board of Zoning Adjustment pursuant to § 3104 for special exceptions, open parking spaces accessory to any building or structure may be located anywhere on the lot upon which the building or structure is located, or elsewhere, except in the case of a one-family dwelling, in accordance with §§ 2116.6 through 2116.9.
- 2116.6 The Board shall determine that it is not practical to locate the spaces in accordance with § 2116.2 for the following reasons:
- (a) Unusual topography, grades, shape, size, or dimensions of the lot;
 - (b) The lack of an alley or the lack of appropriate ingress or egress through existing or proposed alleys or streets;
 - (c) Traffic hazards caused by unusual street grades; or
 - (d) The location of required parking spaces elsewhere on the same lot or on another lot would result in more efficient use of land, better design or landscaping, safer ingress or egress, and less adverse impact on neighboring properties.
- 2116.7 When the accessory parking spaces are to be located elsewhere than on the lot upon which the building or structure they are intended to serve is located, the parking on adjacent lots or lots separated only by an alley from the lot upon which the building or structure is located, shall be preferred.
- 2116.8 The accessory parking spaces shall be located so as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structures that they are designed to serve.
- 2116.9 The Board may impose conditions on any accessory or non-accessory parking spaces as to screening, coping, setbacks, fences, the location of entrances and exits, or any other requirement it deems necessary to protect adjacent or nearby property. It may also impose other conditions it deems necessary to assure the continued provision and maintenance of the spaces.

SOURCE: Final Rulemaking published at 31 DCR 6585, 6603 (December 28, 1984); as amended by Final Rulemaking published at 47 DCR 9741-43 (December 8, 2000), incorporating by reference the text of Proposed Rulemaking published at 47 DCR 8335, 8502 (October 20, 2000).

2117 ACCESS, MAINTENANCE, AND OPERATION

- 2117.1 The parking spaces required by this chapter shall be provided and maintained so long as the structure that the parking spaces are designed to serve exists.