

**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
January 14, 2019**

Present:

Members: Missy Boyette, Laura Gentile, Jake Joyce, Nick Alberti, Brad Greenfield
Commissioners: Mike Soderman (ANC 6A03), Brian Alcorn (ANC 6A08), Ruth Ann Hudson (ANC 6A05)

Brad Greenfield chaired the meeting.

Community Comment

None.

Previously Heard Cases

None.

New Business

1511 A Street NE: Ramy Ali, project director for RAM Design LLC, presented the project to the Committee. The developer is proposing to subdivide one lot (1511 A Street, NE) into three lots of equal size (1511, 1513, 1515). The new lots would be used for the construction of three, two-unit flat row dwellings. The developer presented an earlier proposal before the Committee in June 2018.

The current lot is 48 feet wide. Two 16-foot wide units would be built onto each lot. Each unit would have a private yard. There would be a total of four three-bedroom units and two two-bedroom units. The developer revised the earlier proposal to make one of the two-bedroom units in 1511 that will qualify as an Inclusionary Zoning (IC) unit. With this design change, the developer would not need relief from the 18 foot lot width zoning requirement.

Properties 1513 and 1515 would have two stories each and a basement. Each of the buildings would include extensions (“pop ups”) above the roofline. Building 1511 would extend 25 feet above the roofline; 1513 and 1515 would each extend by 35 feet.

Each building would have a roof deck facing the rear. The exterior of the development - porches, shingles, and appearance - would be consistent with the other neighboring buildings. The proposed clay shingles on the roof mimic the design on the rest of the block. The development would have seven parking spots on site and a common area in back. HVAC units would be sited on the roof.

The Committee asked questions about outreach to neighbors, potential impacts to neighboring properties, trash collection and potential buyers. Mr. Ali has reached out to several neighbors and shared proposed design packages but has not yet secured any letters of support. Mr. Greenfield stressed the importance of making a best effort to get letters of support from neighbors. The resident at 1507 attended the prior meeting where this project was discussed (June 2018) to express concerns about potential impacts regarding access to their yard.

In response to a question from Mr. Alberti about whether the units would be rentals or condos, Mr. Ali responded that they would likely be condos but he was not sure. He also did not know whether all six condos would be part of one condo association (if the latter, the building would be considered to be a commercial building).

Mr. Greenfield expressed concern that the increased height on the buildings could impact neighboring properties, especially 1519, and suggested that the developer conduct a shadow study.

Mr. Greenfield expressed concerns about the logistics of trash collection and proposed moving the location of the bins to a location that would be easier for trash trucks to access. Mr. Ali agreed.

The current property owner (57th Street Mews Inc., principal Taiwo Demure) is hoping to get approval for the proposed project, obtain the building permits, and then sell the property. The property has been vacant since July 2013 and they have no potential buyer at this time. Committee members advised Mr. Ali to be aware that BZA approval is only in effect for one year and building permits are only in effect for six months.

Mr. Greenfield made a motion that the Committee consider support of the proposal pending the resolution of these specific concerns:

- Make best effort to obtain letters of support from neighbors at 1507, 1509, and 1515 A Street NE;
- Revise the final design to include consistent massing with design of the cornices;
- The current owner withdraws the appeal currently pending before the Office of Administrative Hearings related to prior zoning of the property; and
- Conduct a shadow study.

Mr. Alcorn seconded the motion. The motion was approved 6-0.

Closing

As no other issues were brought forward for discussion, Mr. Greenfield closed the meeting.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, February 20, 2019
7:00 -9:00 pm
640 10th Street NE Sherwood Recreation Center, Second (2nd) Floor**