

MINUTES
ANC 6A Economic Development & Zoning Space Committee Meeting
Virtual Meeting via Zoom
Wednesday, February 16, 2022 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Jake Joyce, Roberta Shapiro, Daniel McPheeters, Sam DeLuca

Commissioners: Keya Chatterjee, Phil Toomajian

Brad Greenfield chaired the meeting.

Introductions of Committee Members and Commissioners

Community Comment

None

Previously Heard Cases

Chair Brad Greenfield summarized previously heard cases.

- 905 L Street NE (#20606) - EDZ recommended ANC support the request for lot occupancy relief. ANC affirmed support as part of consent calendar.
- 647 16th Street NE (#20612) - Previously scheduled case that was tabled twice because owner did not show up at meetings. EDZ recommended opposition and the ANC affirmed opposition. Owner has requested reconsideration, and will be added to February calendar.
- 308 11th Street NE (HPRB ##20-390) - Historic consideration of a third floor addition and second floor addition to a garage in the Capitol Hill Historic District. EDZ recommended support, and the ANC affirmed support. HPRB approved the request with small modifications to the height of the garage addition.

Old Business

1. 1207 H Street, NE (ZC Case#22-03): Request for a map amendment to change the property from its current NC-14 zoning (Mixed Use: Medium Density Residential and Medium Density Commercial) to NC-15 (medium density mixed use) which permits a height of 70 feet and an FAR of 4.8, and will be subject to the enhanced affordability requirements under the IZ+ program. Case has not been scheduled for set down at this time.

Mr. Ben Miller, the current owner of the property, and Ms. Allison Prince presented the project. Mr. Greenfield noted that while the case was being considered at this meeting, a vote on support would not occur until the March 2022 meeting. Mr. Miller summarized the project. Mr. Miller noted that the up zoning is being done under the IZ+ program, and it would bring approximately 40 new affordable units to the neighborhood.

The site is currently zoned NC-14, but under the new comprehensive plan it was designated to become NC-15. Mr. Miller said that they have submitted their zoning application, but have not received a set down date yet. Mr. Miller said that he has engaged with the Linden Neighborhood Association; one of the most common questions they have received is how the alley will be used, and how the development process works.

Ms. Prince noted that the IZ+ program will approximately double the number of affordable units in the project compared to what would be required by right. Under conventional development

process, there would usually be a commitment of 12-15% affordable housing; under IZ+ the affordable housing level is 20%, in exchange for a simplified zoning process. Ms. Prince said that under IZ+, the property would undergo up zoning, and any development on that property would be bound by the affordable housing levels. Ms. Prince said that the up zoning would provide the ability to go higher than the existing 55-foot limit, and would also afford higher density, up to 4.4 FAR.

Mr. Greenfield asked about the process; Ms. Prince confirmed that since the property has more than 6,000 square feet and is on H Street, there would be a BZA hearing after the up zoning, providing another opportunity for public comment. In response to a question, Mr. Miller confirmed that his plan is to redevelop the property, rather than leave the AutoZone in place, but that he has not decided if he will do the redevelopment himself or sell the property. Mr. Miller said that he thought that the AutoZone would stay short-term, and that they are looking to move to other areas in the neighborhood.

Other topics that were brought up in the conversation included the shading impact on the neighbors on the north side of the street, the height of the building, parking, the process that needed to be followed, and the AMI level for the affordable housing. Commissioner Keya Chatterjee stated that she would be in favor of the property being sold to the DC government and made into all affordable housing. Commissioner Phil Toomajian asked Mr. Miller if he was willing to engage with the ANC after the up zoning is complete to work on the development. Mr. Miller committed to following up with the ANC after the zoning commission hearing to provide a status update, but acknowledged that it may be a different developer that takes the project to the BZA. In response to a question from Committee Member Sam DeLuca, Mr. Miller said that the development would likely be done as apartments, not condominiums.

Mr. Greenfield tabled consideration of the matter.

New Business

2. 1127 G Street, NE (BZA Case#20687): Request for special exception zoning relief pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the lot occupancy requirements of Subtitle E § 304.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2 from the accessory building area requirements of Subtitle E § 5003.1, pursuant to Subtitle U § 301.1(e) and Subtitle X § 901.2 from the matter-of-right uses of Subtitle U § 301, to construct a detached, two-story, garage with second story dwelling unit to an existing, attached, two-story principal dwelling unit in the RF-1 zone. BZA case scheduled for 04/20/2022.

Ms. Jennifer Fowler presented the project, along with the homeowners, Lloyd and Margaret Belcher. The relief being sought is for lot occupancy, and for use. She noted that the alley where the property is located already includes alley dwellings, along with rowhouses and large apartment buildings. Relief being sought is for occupancy and for use. Ms. Fowler reviewed the project plans, and photographs of the existing property.

Ms. Fowler reviewed a sun study of the proposed project. She stated that because of the orientation and outline of the project, there is limited shadow impact on neighbors. There is a slightly increased impact from the project on the yard of 1125 G Street, particularly in the winter.

Ms. Fowler reviewed the letters of support that they have received. They have letters of support from 1119, 1127 G Street, NE, and 660 12th Street, NE. Mr. Greenfield asked if they had discussed the matter with the neighbor at 1125 G Street, NE. Mr. Belcher replied that 1125 is a

two-unit condominium, with one of the units being unoccupied. The neighbor in the condominium that is occupied at 1125 has been briefed on the project and supports it. Mr. Belcher said that the neighbor at 1125 has an elevated patio, so they are not impacted by shadow.

Mr. Belcher stated that the unit above the garage may eventually become a rental, but it also might be used for friends and family. Questions from the committee included the use of the addition as the second dwelling unit for the property, inclusion of a skylight in the addition, and what address the dwelling would have. Mr. Greenfield asked if there were other two-story garage additions in the neighborhood. Mr. Belcher replied that in the alley there are not, but one block north of the property there are.

Mr. Greenfield asked if any of the units in the apartment building across the alley from the property had facing windows. Mr. Belcher stated that there were.

Mr. Greenfield made a motion that the EDZ recommends that the ANC support the request for relief, on condition that the owners make best efforts to get letters of support from the neighbors available at 1125 G Street, NE, and the neighbors at 636 12th Street NE having facing windows. The motion was seconded by Commissioner Toomajian. The motion passed unanimously, seven votes for and no votes against.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, March 16, 2022
7:00-9:00 pm
Zoom information to be posted on ANC 6A Website**