

**Report of the Economic Development and Zoning Committee of ANC 6A  
March 20, 2013**

Present: Members: Charmaine Josiah, Boa Vuong, Justin Thornton  
Commissioners: David Holmes

David Holmes chaired the meeting.

**Call to Order**

**Community Comments**

None

**New Business**

Amanda Molson and Frances McMillan from the Office of Historic Preservation were present to introduce Ms. McMillan as the new representative for our district. Amanda Molson will now be reviewing NW neighborhoods. Commissioner Holmes welcomed Ms. McMillan as our new representative and thanked Ms. Molson for her assistance to the ANC during her tenure.

**(BZA 18546) Manny & Olga's** - Marty Sullivan, attorney, spoke as a representative for the organization, Manny & Olga's, a carry-out pizza establishment. The company has filed a pre-hearing statement for a special exception as a fast-food establishment. Mr. Sullivan reviewed their application for the special exception against each of the criteria. Commissioner Holmes advised that regarding the storage of trash cans, DDOT normally objects to trash cans in alleys. Mr. Sullivan stated that trash cans for the establishment will not be located within the alley, but will be held on the property. He also confirmed that employees and patrons will not double-park within the alley. Commissioner Holmes also stated that there currently is no business improvement district (BID) for the H Street corridor, but asked if the company would join if one were created. Mr. Sullivan agreed that the company would join such a group, and that they would also clean in front of their store twice a day. Mr. Sullivan stated that four to five employees are expected during each shift and most employees are expected to use public transportation.

**Recommendation:** The committee voted 4-0 to support the special exception for a fast food establishment in the H Street Overlay zone (Mr. Sullivan, will send precise language for the exception). The business committed to keep trash dumpsters and cans on their property, to join an H Street BID when one is established, to keep the public space in front of their property clean, and to prevent their vehicles from double-parking. These commitments will be outlined in the committee's motion/recommendation to the ANC.

**(BZA 18550) 1350 Maryland Avenue** - Representatives from Valor Development and the surrounding neighborhood were present to address issues surrounding the residential mixed-use project. According to Valor, the project requires a special exception for the H Street overlay for design and a variance relief from the setback requirements for parking. DC zoning regulations require that if the ceiling of a parking

structure is above grade, then the spaces must be setback 10 feet or must be sunk lower. The company is expected to meet with the BZA. Thus far, the ANC has had extensive design review and input. Community residents stated concerns for the expected increase in the volume of vehicular traffic within the alley that will provide entry to the project's underground parking structure. According to a site study solicited by nearby residents, the new residential structure will generate at least 30 additional cars that will travel in and out of the alley. Also, with the impending street car line on H Street, it is expected that delivery drivers will park in the alley. Valor advised that DDOT has been decreasing curb cuts and required that the project only have access in the alley. The project will include a total of 84 residents and 43 parking spaces. Commissioner Holmes offered that the ANC will request that DDOT provide two trucks to regularly sweep the alley for illegal parking and that local police will also reinforce. Additionally, the ANC will request that DDOT repave the alley. Other recommendations to be made include a street sign alerting that the alley is not a through way, signs posted to disallow left turns within the alley to navigate traffic through to G Street (rather than to H Street), and the addition of speed bumps. The residents requested ongoing assistance from the ANC to solve additional problems that may come up.

**Recommendations:** The committee voted 4-0 to support the application for the special exception and variance relief and to draft a letter of recommendation to the ANC to seek a new surface for the alley, new signs that say "Not A Through Street" and "Right Turn Only", and increased enforcement of the parking restrictions in the alley from DDOT.

Commissioner Holmes also reported BZA #18510 (721 10<sup>th</sup> Street) was approved subject to an attached exhibit and that ZC #12-15 (Gallaudet) was approved subject to several provisions.

**Additional Community Comment**

None.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, April 17, 2013  
7-9 PM**