

Report of the Economic Development and Zoning Committee of ANC 6A
May 15, 2013 Meeting

Present:

Members - Missy Boyette, Brian Carlson, Laura Gentile, Charmaine Josiah, Michael Hoenig, Justin Thornton

Commissioners - David Holmes

Laura Gentile chaired the meeting.

Call to Order

Community Comment

Status Reports

Resolution of Previously Heard BZA/HPRB Cases: Manny and Olgas request for zoning relief was approved. Valor Development requested an additional special exception and will return to the BZA next month to present new drawings.

Vacant Properties: No report.

Zoning Regulations Rewrite: No report

H Street Business Liaison Report: No report.

Other:

Old Business

None

New Business

803 9th St, NE (BZA 18571 - Flood residence):

Jamie Flood is the owner. Presented by Jennifer Fowler. The owner purchased the property and the developer had an open carport and now the owner would like to put a roof or cover. This would increase the property lot coverage to 69.5 percent and it would be at less than 12 feet from the centerline of the alley. The owners want to keep the posts and the structure but also want to protect the garage components.

Missy Boyette asked for clarification of the side walls. There will not be any cover on the sides.

Question from Laura Gentile. Have the neighbors on each side been informed? Neighbors on both sides are trying to sell their properties and have been difficult to reach. The committee requested some documentation to confirm their attempts to contact the owners. The applicant said they would send the plans to each neighbor by certified mail.

The committee voted unanimously to recommend that the ANC support the project.

1102 H St, NE (Bank of America):

Application for the bank to use the front portion of a retail building to house two ATM machines. As per the lease, the bank is required to use the entire space. With this requirement the space is considered a bank even though the space will be unmanned and only house two ATM machines. The usable area that will house the ATMs is 19.49% which is a little less than the 20% maximum specified by the zoning regulations.

Main concerns raised -- there will be minimal foot traffic and the facility will be used only occasionally. The committee had concerns that this proposed use would not utilize the property at the highest and best use of the space (versus retail, for example). Questions were raised regarding lighting, signage, security, and lease terms.

Committee requested that the applicant return with more information on the terms of the lease and the building in general. Applicant has not applied for BZA relief yet.

1255 H St, NE (BZA 18591 - Troy Williams):

Adolfo Briceno presented on behalf of the applicant. The applicant expressed that they can move forward now because they have a building permit now for by-right development. This facility will be used to train new chefs during the day, and will be open to the public in the evening for dining. Applicant is requesting to use roof deck for extra seating. The restaurant would be closed to the public during the day for training. Applicant has received their alcohol license.

The applicant has a BZA hearing scheduled for July 23, 2013. Requesting relief from the following provisions of zoning requirements: FAR, parking requirements, and loading.

The committee had concerns about the look and feel of the new windows to be placed at the building. Members voiced concerns that the windows do not seem to be consistent with others on the street. Owner has already purchased the windows and a few have been installed. The committee will take time to view the windows and discuss at the next meeting.

Questions: What about signage?

Applicant suggested to table the motion.

1365 H St, NE (Yes Organic):

This property is a historic site to be used as a mid-sized grocery store. The applicant is requesting a second level to be built on top of this property. The addition will be set back and should not be visible from the other side of the street.

Questions:

Loading: Key drop (materials and supplies will be primarily dropped while the business is closed (early in the morning). Smaller deliveries while the trolley is running would be dropped in the rear of the building.

Concerns regarding the alley way. Near the location of Valor Development's garage entrance.

Loading and unloading blocking the alley? Roof access may need to change. Board has concerns about the residences behind this property affected by the extra height.

Concerns about the size of the sign over the entry. The committee plans to comment after we review revised plans.

Additional Community Comment

Substation near Autozone - David Holmes will send an email regarding the updates on this project.

8:50 - Adjourn

Next Scheduled ED&Z Committee Meeting:

Wednesday, June 19, 2013
7-9 PM