

MINUTES
ANC 6A Economic Development & Zoning Space Committee Meeting
Virtual Meeting via Zoom
Wednesday, May 18, 2022 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Sam DeLuca, Jake Joyce, Dan MacPheeters

Commissioners: Amber Gove (6A04), Brian Alcorn (6A08), Sondra Phillips-Gilbert (6A07), Robb Dooling (6A06)

Brad Greenfield chaired the meeting.

Introductions of Committee Members and Commissioners

Resolution of previously heard BZA/HPRB cases (Brad Greenfield)

Old Business

1. 647 16th Street NE (BZA Case #20612): Request for special exception zoning relief under Subtitle E § 5201 and Subtitle X § 902.1 from the lot occupancy requirements of Subtitle E § 304.1, and special exception zoning relief under Subtitle E § 5201, Subtitle E § 205.5, and Subtitle X § 902.1 from The rear addition requirements of Subtitle E § 205.4 to construct a third story and rear addition, and convert to a flat, an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone. BZA Case scheduled for 6/22/2022.

Mr. Greenfield reported that ANC 6A had previously sent a letter of opposition to the Bureau of Zoning Authority (BZA) regarding this project, but at the BZA meeting, the BZA had requested we reconsider it, with a commitment from the owner that she attend the meeting. Mrs. Demetria Weir, the owner, presented the project. This project is a mirror of a similar project that Mrs. Weir did on 645 16th Street NE.

There was extended discussion of construction trash that was on the neighboring property, 649 16th Street and a nearby lot. Mrs. Weir said that the tenant at 649 has refused to discuss the trash with her. Mrs. Weir said that there were some bricks on the property that appeared to be the result of work DCWater did. Commissioner Phillips-Gilbert said that she discussed the situation with the owner of 649, and she said that the trash was not theirs, and she gave permission for Mrs. Weir to remove the debris from 649. The Committee reviewed pictures of the debris from December 2021 showing the debris bags on 647.

Questions and discussion included a shadow study of the proposed development, construction logistics (the naming of the project manager during construction), the location of the HVAC equipment, that there is no roof deck, the change in the roof between the neighboring house and this property, the background of the attempts to hear this case, and fencing for the property. Mr. Greenfield noted that there was a significant shade impact on 649 16th Street.

Mr. Greenfield moved that the EDZ recommend support for the request for relief, on condition that the construction debris be removed, an update to the BZA package to note a six foot privacy fence around the entire property, best effort to get a letter of support from the owner of 649 16th Street NE (noting that they have seen the shadow study), and providing the contact at DC Water regarding the brick issue, and the contact information for the construction project manager, when that person is named. Mr. MacPheeters seconded the motion. The motion passed with a vote six votes for, one opposed, and two abstentions (6-1-2).

2. 1252 H Street NE (BZA Case #20742): Request for Special Exception zoning relief pursuant to Subtitle H § 910, Subtitle H § 1202, and Subtitle X § 901.2 from the lot occupancy requirements of Subtitle H § 904.1, special exception zoning relief pursuant to Subtitle H § 910, Subtitle H § 1202, and Subtitle X § 901.2 from the rear yard requirements of Subtitle H § 905.1, and an area variance pursuant to Subtitle X § 1002 from the design requirements of Subtitle H § 909.1(f). BZA Case scheduled for 6/22/2022.

This project was considered at the April 2022 EDZ meeting, but was tabled at that time to give the developer more time for community outreach. Christine Proudfoot, the architect for the project, presented the project. She reported that they have received 17 letters of support from the project, and one letter of opposition. Ms. Proudfoot reported that they had changed their plans, reducing the penthouse to 10 feet from 12 feet to reduce the light and shadow impact, and moving the condensing units to the south side of the penthouse. She also reviewed new elevations showing the articulation of the addition and penthouse.

Questions from the Committee focused on the opposition of the neighbor, ensuring that the street address of the project is an H Street address, which neighbors had provided letters of support, the restoration of the façade. Mr. Greenfield made a motion that the EDZ recommend the ANC support the request for relief, with no conditions. The motion was seconded by Mr. DeLuca. The motion passed unanimously, ten votes for and none opposed (10-0).

New Business

3. 1447 Maryland Avenue NE (BZA Case #20731): Request for Special Exception zoning relief pursuant to Subtitle C § 703.2 and Subtitle X § 901.2 from the minimum vehicle parking requirements of Subtitle C § 701 to construct a front, rear, and third floor addition with penthouse, and to convert to a mixed-use, nine-unit apartment house with first floor retail, an existing, attached, six-unit, two-story with cellar, mixed use building in the NC-14 zone. BZA Case scheduled for 7/06/2022.

Mr. Adam Crane, the architect, presented the project. Mr. Crane noted that this project already has an approved building permit, but they are seeking a modification to add three additional units (making nine units total). There is no expansion of the building, just more units, and as a consequence, a requirement for additional parking, which is where the request for relief comes from. Mr. Crane noted that there is a five foot (5') alley, and an existing curb cut that DDOT has said they can not use, which is why the relief is required. Mr. Crane noted that there is a bike storage area that has been added to the project.

Questions from the Committee included what the number of parking spaces would be by regulation for the building, whether any of the units would be affordable, whether units would require for Residential Parking Permits (RPP), the treatment of the building, outreach to neighbors, and the timeline for construction. The owner stated that most of the units in the building will be voucher units. The retail space will be a social house.

Mr. Greenfield made a motion that the EDZ recommend the ANC support the project, on condition that the developer make best efforts to get letters of recommendation from the neighbors at 1489, 1445, 1443 and 1439 Maryland Ave and 712 15th Street NE. The motion was seconded by Commissioner Dooling. The vote was unanimous, ten votes for and none opposed (10-0).

4. 1320 North Carolina Avenue NE (HPRB Case #22-325): Historic review of the construction of a rear addition.

Mr. Joe Boyette, the architect, appeared representing the project. The project is by right, but is in the Capitol Hill Historic District. The project includes an extension of the rear of the building by 10 feet. The addition also encloses the dogleg of the building.

Questions from the Committee included whether the neighbors on the other side of the addition had windows that face the addition, the treatment of the addition, and whether the addition would be visible from the street. Mr. Boyette reported that they had already communicated to neighbors on the project, and they plan to meet with the neighbors in person.

Mr. Greenfield moved that the EDZ recommend the ANC support the project, on condition that the owner make best efforts to get letters of support from the immediate adjacent neighbors. Mr. Joyce seconded the motion. The motion passed unanimously, ten votes for and none opposed (10-0).

5. 1365-1375 H Street NE: Informational presentation on a residential development concept for the address range 1365-1375 H Street NE.

Mr. Chris Martin, the owner and developer of the project, presented the project. This project includes three properties, currently housing the retail businesses: Physicality, Atlas Doghouse and Crossfit DC. The project will add five levels of housing above the retail space, with approximately 50 units, with no penthouse and a roof deck. The building at 1365 H Street is a historic landmark and was originally an automobile showroom. The project will include a cellar level, but will not have any parking beyond the loading dock. Mr. Martin noted the setback over the historic building at 1365 H Street NE.

Mr. Martin noted that development would affect the site lines of the five units on the north side of the Maryland Avenue building. Mr. Martin reviewed sun studies that had been submitted, and showed most shadow from the building falling on the alley behind the building. Mr. Martin noted that the immediate neighbors are both commercial.

Questions from the Committee focused on the timeline for development (approximately two years), the number of units, and if this would be IZ+ (it would), the lack of parking, maintaining the retail tenants, treatments, whether there would be balconies looking out over the alley, and RPP restrictions. There were general comments in support of the offset design over 1365 H.

6. 1341 H Street NE: Informational presentation on a development concept for 1341 H Street NE. No one appeared on behalf of this project. Consideration was tabled.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, June 15, 2022
7:00-9:00 pm
Zoom information to be posted on ANC 6A Website**