

**Report of the Economic Development and Zoning Committee of ANC 6A  
June 20, 2012**

Present: Members: Missy Boyette, Charmaine Josiah, Jeff Fletcher, Laura Gentile  
Commissioners: Drew Ronneberg, David Holmes

Laura Gentile chaired the meeting.

**Community Comment**

There were no community comments.

**Status Reports**

**Resolution of Previously Heard BZA/HPA Cases:** No report.

**Vacant Properties:** No report.

**Zoning Regulations Rewrite:** No report.

**H Street Business Liaison Report:** Ms. Josiah suggested that the committee create a blog dedicated to the ANC6A ED&Z Committee. The committee agreed that this would be beneficial.

**Old Business**

None.

**New Business**

**1001 H St. NE:** Representatives from Ben's Chili Bowl presented an updated exterior rendering. Kamal Ali explained that the Office of Planning wants the applicant to keep the existing facade. There is a 0.5 increase in FAR with the H Street Overlay on the site. Applicant has not yet met with DCRA.

Commissioner Ronneberg stated that the Zoning Administrator has been interpreting regs such that since the existing building already has commercial use on both floors, the new commercial use should also be grandfathered into the same non-residential FAR.

The applicant stated that they are starting to consider signage. Members of the committee stated that light shining on signage would be preferred.

Missy Boyette inquired as to the accuracy of the exterior elevations. Currently, the stair volume does not appear on the north elevation. The applicant will have their architect revise the rendering to show the stair.

**BZA #18373 (1326 H St. NE):** Representatives from Atlas Vet were present to discuss the special exception that they are seeking for their veterinary hospital. Applicant stated that Office of Planning says they need a variance, not special exception. The applicant explained the following proofs of burden:

1. Unique lot - The lot is completely built out. The applicant was given a permit based on a plan which showed no parking. When they went in for their Certificate of Occupancy, they were told to provide parking spaces (4 required). They do not have access to other lots which could be used for parking.
2. Practical difficulty - It would be a great burden to create parking at this point in the project.
3. No substantial detriment to public good - The applicant explained that the majority of the clientele live in the neighborhood. There are a total of 4 exam rooms and 10 staff members.

Commissioner Ronneberg suggested that the committee support the variance.

Discussion was opened up to the community. Community member stated that, based on what happened in this case, it is useful for the community to know that the applicant was given a building permit without providing parking. DCRA should not make this kind of mistake, and the ANC should keep a written record of these types of DCRA mistakes.

The Committee voted 5-0 to recommend that the ANC write a letter in support of a variance for this lot.

**BZA #18387 (232 11th St. NE):** Fowler Architects presented this case in which the owner seeks a special exception for an addition to an existing one-family row dwelling under section 223, not meeting the open court (section 406) requirements in the R-4 District.

The applicant explained that the existing site has non-conforming court and non-conforming lot occupancy. The original calculation was 60% lot occupancy, but the applicant has been told that they now must include the garage at the side yard, which takes the lot occupancy calculation to 62.2%. In addition, in place of a roof deck, the applicant now wishes to build another floor. One of the neighbors already has a third floor addition, so the massing of this property would be consistent with that of adjacent neighbors.

Regarding availability of light and air, the applicant stated that the neighbor's home to the immediate north is taller than the applicant's house, and that the house on the other adjoining property is not affected.

Regarding visual intrusion on scale, the applicant stated that the massing is consistent with the adjacent neighbors.

Applicant provided letters of support, the first two of which are letters from the immediate adjacent neighbors.

The Committee voted 6-0 to recommend that the ANC write a letter in support of the special exception.

**HPA 12-XXX (242 10th St. NE):** The applicant (owner) and applicant's architect were present to discuss this project which involves the addition of 8.5 feet to the rear of the existing property. The applicant stated that they are allowed, by right, an additional 8.75' at the rear

of the property. There will be no new work at the front of the property. The architect stated that they are going into the HPRB review process as a design phase.

The applicant stated that they have not yet spoken with their neighbors regarding support for the project, but that they will provide letters prior to the next ANC meeting. Commissioner Holmes explained that the applicant needs to show clear drawings to the neighbors and to get letters prior to the next ANC meeting. He also explained that the Capitol Hill Restoration Society will want to see this project as well.

Missy Boyette requested clarification on the reason why the 2' bay that is being proposed, which projects into the rear yard setback, is allowed.

The Committee voted 6-0 to recommend that the ANC support the project contingent on the applicant providing letters of support from their neighbors.

**Additional Community Comment**

None.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, July 18, 2012  
7-9 PM  
640 10th St NE  
Sherwood Recreation Center, 2<sup>nd</sup> Floor**