

**Report of the Economic Development and Zoning Committee of ANC 6A
July 20, 2011**

Present: Members: Phil Toomajian, Dan Golden, Charmaine Josiah
Commissioners: Drew Ronneberg, David Holmes

Drew Ronneberg chaired the meeting

Community Comment

None

Status Reports

Resolution of Previously Heard BZA/HPA Cases: David Holmes reported that the BZA case for 213 8th St. NE was approved through the consent calendar and that the BZA application for 1245 G St. NE was withdrawn by the applicant.

Vacant Properties: Phil Toomajian reported that the tax sale ended today and that some of the business properties on H St. were removed from the tax sale by OTR. However, properties that were categorized as vacant were not removed.

Zoning Rewrite: None

H Street Business Liaison Report: None

Old Business

BZA #18266 (1317 D St NE). The applicants, Joseph and Melissa Boyette, would like to create a 3-story addition to their property and remove an existing garage. The addition would include an expansion of a bedroom on in the basement, the expansion of a kitchen on the 1st floor, the expansion of a bedroom on the 2nd floor and the creation of a new bedroom on the 3rd floor. Because the owner would be demolishing an existing garage at the rear of the property, the total lot occupancy would be reduced from 77.5% to 67.2% and the rear lot setback would be increased from one foot to 18 feet. The applicant submitted a letter of support from the owner of the adjacent properties (1315 and 1319 D St NE are owned by the same person.)

The Committee felt that the changes met the burden of proof for the requested special exception because it would increase the air, light and privacy of the neighboring properties and would not intrude upon the character, scale and pattern of houses along the street frontage.

The committee passed the following recommendation on a 5-0 vote.

Recommendation: The ANC write a letter to the BZA supporting the special exception in BZA #18266 (1317 D St NE).

BZA #18247 (1309-1311 H St. NE). This case was continued from the previous month. Mr. Kyrus Freeman, the developer's representative reported that 1) the requested commercial

FAR has been reduced from 3.0 to under 2.7, 2) the developer had obtained an easement from the church at 13th and H to allow trash pickup, and 3) the design of the façade had been substantially changed since the previous meeting to address the Committee's concerns.

Mr. Freeman said that trash would be picked up from the rear of the building through the easement provided by the church. He also stated that if there was any overflow trash they had contracted with a business on the north side of 1300 block of H Street for storage and trash removal.

Changes to the façade: The bays were altered to better mimic the original configuration. A new 3rd floor design of 1311 was developed that incorporated slate on the roof. The color of the trellis on 1309 was darkened to blend in better with the building's design. The articulation of the cedar wood band and windows was enhanced. The glass railing was changed to an iron railing on 1309. The committee commended the developer for making these changes and thought that the design had improved. It stated that it had 3 additional concerns: 1) That the façade be made of brick rather than stone, 2) that sashes or mullions be used on the 2nd floor windows and 3) that the central section (presently cedar wood) be extended across the entire façade of 1311. The developer agreed to #3.

The committee passed the following recommendation on a 4-1 vote.

Recommendation: The ANC write a letter to the BZA supporting the requested zoning relief for BZA #18247 (1309-1311 H St. NE).

BZA #18254 (1303 Linden Ct. NE): This case was continued from the previous month. Mr. Ahmann, the owner's architect, showed revised drawings which removed the penthouse - thereby lowering the structure's height to 3 stories -- except for a small "popup" stairway access to the roof. This change removed 10 feet of height off the back of the structure. The owner stated that the utilities for the new structure would tap into the utilities from 1320 G St. NE, which was the owner's current residence. He also reiterated that the Fire Marshall did not have any issues with the residence in the alley.

Several neighbors spoke in opposition to the structure because it would affect the light and air of their property, including the neighbor on MD Ave. who directly abutted the property and a resident of Linden Ct. In addition, the residents were concerned that a residence was not a permitted use for the property and that it should continue to be utilized as an artist studio.

Dan Golden and Charmaine Josiah felt that the proposed use and did not meet the requirements for a variance because the property could be used for other productive uses.

The committee passed the following recommendation on a 3-2 vote.

Recommendation: The ANC write a letter to the BZA opposing the requested zoning relief for BZA #18254 (1303 Linden Ct. NE).

New Business

1350 Maryland Ave.: Valor Development is in the process of purchasing the 1350 Maryland Ave. property, which is one of the properties that is set to be downzoned from C-3-A to C-2-A

as part of the rezoning requested by ANC 6A. Valor asked the ANC to consider excluding some properties on the NW corner of 14th and Maryland if Valor built a residential structure that was only slightly larger than permitted as matter-of-right in a C-2-A zone in exchange for working with the ANC on the building's design and community amenities. The Zoning Commission delayed final action on the proposed rezoning to permit negotiations between the ANC and Valor.

Jeff Goins of PGN Architects presented the current set of plans for 1350 Maryland Ave. to the ED&Z committee. Mr. Goins had previously worked with the ANC on the design of the Comstock PUD across from Eastern High School.

The building would be 3.4 FAR and be 61 feet. In a C-2-A zone with the inclusionary zoning bonus and the 5' bonus height from the H Street Zoning Overlay, a matter-of-right project could build to 3.0 FAR and 55 feet. In a C-3-A zone (with IZ and under the Overlay), a matter-of-right project could build to 4.8 FAR and 70 feet. The project would have 49 units and underground parking accessed from the alley.

The developer had incorporated several rounds of feedback on the design from ED&Z committee members and planned to refine the design further. The developer committed to come to the August ED&Z committee with further refinements.

In addition to design changes, the developer agreed to pay for the cost of preparing and submitting an application to expand the Capitol Hill Historic district based on the previous survey conducted by EHT Traceries. In addition, the agreed to fund a CaBi bike station.

The feedback from the committee and community members was very positive on the proposed development

**Next Scheduled ED&Z Committee Meeting:
Wednesday, August 17, 2011
7-9pm
640 10th St. NE
Sherwood Recreation Center, 2nd Floor**