

**Report of the Economic Development and Zoning (ED&Z) Committee of the Advisory  
Neighborhood Commission (ANC) 6A  
Sherwood Recreation Center, 640 Tenth (10th) Street NE  
August 19, 2015**

The meeting convened at 7:00 pm.

**Present**

Members: Dan Golden, Michael Hoenig, Justin Thornton, Matt Turkstra  
Commissioners: Stephanie Zimny  
Dan Golden chaired the meeting.

**Community Comment**

There were no community comments at the beginning of the meeting.

**Update**

Chairman Golden provided an update on items from the previous month's meeting.

**New Business**

1. **1431 E Street NE (Request for DHCD Funding):** Ms. Attila Seymour gave a short presentation on behalf of the E Street Co-Op, which owns the ten (10) unit building at 1431 E Street NE. Ms. Seymour, who is a member of the Co-Op, indicated that she is seeking a letter of support from the ANC to the Department of Housing and Community Development (DHCD) in connection with the Co-Op's request for DHCD (and private) funding to support significant renovations to the building. The Co-Op already has obtained and expended \$900,000 in funding and seeks an additional \$1.6 million. The planned renovation includes installing new windows and a new roof, updating the common areas of the building, and furnishing new electrical and heating systems. A private developer (represented by Michael Milliner) will undertake the renovations (and the funds will be used to pay the developer), but the Co-Op will retain ownership of the building. Ms. Seymour is not aware of any other project in ANC 6A for which such funding is being sought.

Chairman Golden moved the Committee recommend the ANC send a letter to DHCD in support of the Co-Op's request for funding. The motion was seconded by Committee Member Michael Hoenig and passed unanimously.

2. **1617 Gales Street NE (BZA 19104):** Applicant seeks a special exception from the lot occupancy requirements under § 403, the rear yard requirements under § 404, and the non-conforming structure requirements under § 2001.3, to allow the construction of a spiral staircase at the rear of an existing two-story building in the R-4 District. The spiral staircase is replacing (and will be less obtrusive than) the regular staircase that previously was at the rear of the structure. The applicant already has obtained three (3) letters of support from nearby property owners, but has not yet been able to contact the property owners on either side of his property.

Chairman Golden moved the Committee recommend the ANC send a letter of support for seeks a special exception from the lot occupancy requirements under § 403, the rear yard requirements under § 404, and the non-conforming structure requirements under § 2001.3, to allow the construction of a spiral staircase at the rear of an existing two-story building

in the R-4 District, on the condition that Applicant use best efforts to obtain letters of support from the property owners on either side. The motion was seconded by Commissioner Stephanie Zimny and passed unanimously.

3. **1028 D Street NE (BZA 19084):** Applicant seeks a variance from the off-street parking requirements under § 2101 in connection with the construction of a new two (2) unit building on a vacant lot in the R-4 District. The lot on which the building will be constructed is situated between two (2) existing structures. There is no curb cut and the property has no access to the alley behind it. The applicant shared the stamped drawings that it had submitted to the Department of Consumer and Regulatory Affairs (DCRA), which showed that the new building will resemble the adjoining structures. The Committee commented favorably on the proposed design of the new building.

Chairman Golden moved the Committee recommend the ANC send a letter of support of a variance from the off-street parking requirements under § 2101 in connection with the construction of a new two (2) unit building on a vacant lot in the R-4 District on the condition that Applicant use best efforts to obtain letters of support from the property owners on either side. The motion was seconded by Committee Member Justin Thornton and passed unanimously.

4. **1313 to 1323 Linden Court NE (Informational Presentation):** The applicant, Monarch Homes, gave a brief informational presentation regarding its plans to construct four (4) single-family homes with parking, as well as a fifth (5<sup>th</sup>) structure that would have a partial commercial use, on a series of adjoining alley lots on Linden Court. The applicant indicated that it was interested in obtaining the feedback of the Committee and the community in advance of seeking zoning relief from the Board of Zoning Adjustment (BZA) in connection with the project. The zoning relief to be obtained would include a variance from the fifteen-foot (15') alley width requirement, lot occupancy and rear yard relief, and a use variance for the commercial structure. A special exception from the new building height requirements may also be necessary depending on the Zoning Administrator's interpretation of the regulations. The buildings would each be three (3) stories and all but the commercial structure would have a garage on the ground floor. There would be no excavation for cellars on any of the lots.

Several members of the Committee voiced support for the applicant's inclusion of garages on the ground floor. The Committee's primary concerns related to obtaining the support of the property owners who would be directly behind the new structures and to mitigating the impact of trash generated by any commercial use. The applicant will return at the next meeting of the Committee to seek the Committee's recommendation that the ANC support its requested relief.

The meeting adjourned at 8:30 pm.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, September 16, 2015  
7:00 - 9:00 pm  
640 Tenth (10th Street) NE  
Sherwood Recreation Center, Second (2nd) Floor**