

**Report of the Economic Development and Zoning Committee of ANC 6A
September 21, 2011**

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

Drew Ronneberg chaired the meeting.

Community Comment

There were no community comments.

Status Reports

Resolution of Previously Heard BZA/HPA Cases: Drew Ronneberg stated that the Zoning Commission approved the rezoning of the area around the eastern end of H St. requested by ANC 6A. They also excluded 1350 Maryland Ave. and the lots immediately to the north on 14th St. from the C-3-A to C-2-A downzoning. This means that the 1350 Maryland Ave. project that was proposed by Valor can proceed as presented to the Committee.

Vacant Properties: None

Zoning Rewrite: None

H Street Business Liaison Report: None

Old Business

None

New Business

BZA #18254 (1303 Linden Ct NE): The property owner, Brian O’Hora, continues to seek a use variance to permit the siting of a residence in an alley, and area variances from the lot occupancy, rear-yard, side-yard, and FAR requirements. In view of the Committee’s prior vote not to recommend granting the requested variances, Mr. O’Hora presented revised plans for the Committee’s approval. The new plans now show a proposed structure that is two stories in height with an attached roof deck. In addition, Mr. O’Hora no longer proposes to tear down the garage that currently occupies the site, but instead to build the second story and roof deck on top of the existing garage structure. In support of the requested area variances, Mr. O’Hora also presented a letter from the Office of Planning to the BZA indicating that, while the Office of Planning cannot support the grant of a use variance, if the BZA were to accept the proposed use variance, the Office of Planning would support granting the proposed area variances.

The neighbors at 1318 G Street, NE, Michael Hoenig and Margarita Orozco, again spoke in opposition to the grant of the variances, stating that even with the proposed revisions to the plans, the proposed structure would adversely affect the light and air of their property.

The Committee held two votes, the first on the proposed use variance and the second on the proposed area variances. The Committee voted 4-3 to recommend that the ANC write a letter to the BZA opposing the grant of a use variance and 5-2 to recommend that the ANC write a letter to the BZA opposing the grant of the area variances.

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

1113-1117 H St. NE: Stan Wall of Wall Development made a presentation to the Committee regarding this property, which Wall Development has been selected by the District to develop. The proposed project is a five-story mixed-use building, comprised of sixteen one-bedroom residential units located above 2,000 square feet of ground floor detail. Four of the sixteen units will be set aside as affordable dwelling units. The units will be built to be sold as condominiums, but will be converted to rental properties as the market dictates. The building will have one parking space for every two residential units, which complies with DC law. Upon completion, the project will apply to become LEED certified and the current target is LEED Platinum status.

Although Wall Development does not require any variances or special exceptions for the project, Mr. Wall has nevertheless indicated a willingness to work with the Committee on issues of design. The Committee agreed to consider the proposed design and to make recommendations to Mr. Wall in the interest of making the project consistent with the H Street Guidelines.

**Next Scheduled ED&Z Committee Meeting:
Wednesday, October 19, 2011
7-9 PM
640 10th St. NE
Sherwood Recreation Center, 2nd Floor**