

**REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING  
COMMITTEE OF ANC 6A**

**November 19, 2008**

Economic Development & Zoning Committee members: Drew Ronneberg (committee chair), Jeff Fletcher, Dan Golden, Barbara Halleck

Commissioners present: Commissioner Bill Schultheiss; Commissioner David Holmes

Drew Ronneberg chaired the meeting.

The meeting was called to order at 7:00 p.m.

**Old Business**

**BZA 17842 (901-903 D St. NE)**

At the October meeting of the ED&Z committee, Mr. Jim Burrell, a representative of the DC Federal Teachers Credit Union and Mr. Bill Maiden, the project's architect, presented plan to seek a use variance to allow the property to be used as the headquarters of the DC Federal Teachers Credit Union in an R-4 residential zone. The Credit Union is currently reapplying for the variance in order to obtain a C of O.

During the October meeting, the recommended that the ANC grant provisional support to the C of O under the following conditions:

- 1) The noise produced by air conditioners on the north side of the building is abated
- 2) An attractive landscaping plan should be developed that removes the pavement from the public space in the front and side of the building
- 3) The grates should be removed from the lower windows to improve the appearance of the building
- 4) The chain link fence should be replaced with a more attractive alternative
- 5) The variance should be renewed after 7 years to insure continued compliance with these conditions.

Commissioner Holmes has been unsuccessful in getting any response from the applicant regarding these conditions. Based on the lack of response, the ANC will be withdrawing its conditional support and will be opposing this request for the C of O.

**BZA 17825 (1400 Maryland Ave.)**

Drew Ronneberg reported that the public space hearing for the 1400 Maryland Ave. project (opposed by ANC6A) will be held on December 18 at 1:00 pm. ANC6A residents are encouraged to attend in order to reinforce the position held by the ANC that the gas station proposed for this location should not be permitted.

**Historic Survey**

Commissioner Holmes reported that Dreyfuss has provided \$83,000 for the historic survey of the area between 2<sup>nd</sup> and 15<sup>th</sup> St. NE, from the current Capitol Hill historic boundary up to but not including H Street NE. The survey work will be done by EHT Traceries, Inc. (<http://www.traceries.com/>.)

## **New Business**

### **1. Vacant Properties Presentation.**

Ms. Twee Nguyen, the new Director of the Vacant Properties Unit at DCRA presented the committee with an update of DCRA's efforts to identify and secure vacant properties in DC as well as clarify when the online vacant property database will be available. Ms. Lisa Branscomb, the Assistant Program Manager for ANC6, also attended the presentation. Dan Golden is the ED&Z committee's representative for vacant properties.

Ms. Nguyen stated that she intends to go to all of the ANC meetings to keep informed and stay in touch with the neighborhoods.

A copy of the presentation is included with the minutes. However, below are a few points that came out of the presentation:

1. Vacant properties must be registered by owners within thirty days of vacancy.
2. Vacant properties are classified as "Class 3" properties and are taxed at a rate of \$10 per \$100 of value as an incentive to rehabilitate and occupy the building.
3. There are exemptions to the "Class 3" classification for the following
  - a. Property is actually occupied and misidentified as vacant
  - b. Property is owned by the U.S. government
  - c. Property is owned by a foreign government
  - d. Owner is actively trying to sell or rent the property
  - e. The building has been damaged by fire, flood, or casualty that was not caused by the owner
  - f. Probate proceedings; or title litigation
  - g. Board of Zoning Adjustment; Zoning Commission; commission on Fine Arts; Historic Preservation Review Board; Mayor's Agent for Historic Preservation; or National Capital Planning Commission action.
  - h. Property is owned by the District of Columbia
  - i. Special exemption from Director of DCRA

Ms. Nguyen encourages residents to inform her or her staff regarding vacant properties.

Lisa Branscomb, Assistant Program Manager, Ward 6.

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Twee Nguyen, Manager, Vacant Property Unit/BCIB.

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### **2. 16th and Constitution PUD.**

Gabrielle Kornely, Director of Marketing from Perseus Realty presented plans for a Planned Unit Development (PUD) at the site of an existing apartment building at 16<sup>th</sup> and Constitution Ave. NE. Renderings of the building can be found in the meeting agenda packet at

<http://www.anc6a.org/agendas/EDZANov1908.pdf>.

The project involves replacing a three-story, 42-unit apartment building that was constructed in the 1940s. Perseus is in the process of vacating the building as they will not receive any funding until the building is vacant. There are currently 5 occupied units.

Another necessary factor for the project to go ahead as designed is upgrading the zoning from R4 to R5B, which will allow a FAR of 3.0 and 60' height. Ms. Kornley noted that the Car Barn development is zoned R5B. Drew Ronneberg expressed that the new comprehensive plan discourages upzoning of residential zones in the Capitol Hill. In addition, a property needs to be 1 acre in a R-4 district, while the property is only  $\frac{3}{4}$  of an acre.

The alley would need to be widened from 17' to 25' to accommodate access for garbage pick up, etc.

Perseus met with the neighborhood residents to see what their concerns might be with the project; the primary concern from the neighborhood is parking. The design includes 62 underground parking spaces.

The plan is to construct more affordable housing with an emphasis on green/eco-conscious design. The design incorporates energy efficiency improvements such as louvered panels to block the sun but allow air flow. The design also includes an interior courtyard that will help to improve circulation throughout the building. The courtyard will be available for residents' use.

No specific community amenities were included in the design.

It is expected that some of the current residents may return to the building once it is completed; 10% of the units will be designated as Affordable.

The ED&Z Committee expressed the opinion that the design as shown does not match the current look and feel of the surrounding neighborhood. The building as designed is twice as high, and is quite modern in its look. The Ellen Wilson Dwellings and Senate Square were noted as good models and it was suggested that Perseus try to find a middle ground that is more respectful of the community. Perseus was invited to develop new renderings that better reflected the architectural styles on Capitol Hill and present these conceptual drawing to the ED&Z committee.

### **3. BZA #17835 (225 9th St NE).**

At the request of the BZA, Mr. Lou Fiore, the property owner, presented new plans for his proposed garage. The revised and resubmitted plans have a standard entrance from the alley and the garage will be set back to the line common with the other garages on the alley. This case was originally heard at the September 2008 ED&Z meeting and documented in the September minutes.

The garage height is now 13' instead of the original 15' and he would still like to install a deck on the roof of the garage. Commissioner Holmes is continuing to research the thoughts of the neighbors; Mr. Fiore believes that his neighbors have no objection to the deck on top of the garage; Mr. Holmes believes that there may be some conflicting views by the neighbors and that some may not approve of the deck.

### Motions Passed

1. The committee unanimously recommends that ANC 6A support a special exception for 225 9<sup>th</sup> St NE for 70% lot occupancy and a variance for rear-yard setback if the garage is set back to the

common line is in the common line with the other garages in the alley.

2. The committee unanimously recommends that the ANC6a support the applicant's request for a roof top deck on his garage.

#### **4. Incidental Expenses for 1400 Maryland Ave Case.**

Rich Luna, a member of the ANC6A ED&Z Committee, is now permitted by his firm to provide pro bono legal advice to the committee, but requires reimbursement for incidental expenses like photocopying.

#### Motion Passed

3. The committee recommends that the ANC6A cover incidental expenses up to \$300 for item such as photocopying, etc. for the 1400 Maryland Ave. case.

#### **Next Meeting**

Wednesday December 17, 2008  
Sherwood Recreation Center (640 10<sup>th</sup> St. NE)  
2<sup>nd</sup> Floor Community Room  
7:00 p.m. – 9:00 p.m.

## Appendix A

### Ward 6 Vacant Properties as of October 2008

SSL	PREMISEADD
0653 0060	0010 N ST SW
0622 0058	0022 K ST NW
1085 0018	0023 17TH ST SE
0700 0841	0036 N ST SE
0656 0047	0079 Q ST SW
0943 0801	0102 9TH ST SE
1086 0805	0103 17TH ST SE
0965 0067	0111 10TH ST NE
1059 0112	0112 14TH ST SE
0758 0043	0118 3RD ST NE
1072 0084	0124 15TH ST
0599 0048	0126 O ST SW
1033 0828	0207 WARREN ST NE
1093 0074	0214 17TH PL NE
0555 0081	0216 MORGAN ST NW
1010 0079	0220 12TH PL NE
0969 0045	0221 11TH ST SE
0969 0046	0223 11TH ST SE
0540 2227	0232 G ST SW Unit: 136
0939 0024	0246 10TH ST NE
1033 0068	0247 TENNESSEE AV NE
1039S 0016	0300 KENTUCKY AV SE
0773 0004	0300 L ST NE
0991 0025	0301 12TH ST SE
0775 0804	0303 K ST NE
4560 0216	0304 19TH ST NE
0777 0811	0309 - 0311 H ST NE
1032 0069	0310 14TH ST NE
0798 0046	0313 - 0321 I ST SE
0778 0015	0315 G ST NE
1054 0221	0317 14TH ST NE
1100 0801	0321 18TH ST SE
1032 0063	0322 14TH ST NE
0785 0854	0324 A ST
0938 0043	0332 10TH ST NE
1074 0082	0333 16TH ST SE
0775 0824	0335 K ST NE
0963 0018	0338 11TH ST NE
4560 0151	0339 18TH ST NE
0818 0809	0400 INDEPENDENCE AV SE
0806 0804	0400 K ST NE
0807 0813	0401 K ST NE
0804 0014	0402 M ST NE
1090 2002	0403 17TH ST
0809 0026	0403 H ST NE
0806 0802	0404 K ST NE

SSL	PREMISEADD
0516 0828	0925 5TH ST NW
0831 0052	0935 5TH ST NE
0775 0823	0938 4TH ST NE
0963 0803	1000 C ST NE
0976 0810	1001 - 1003 L ST SE
0956 0020	1002 K ST NE
0740 0031	1004 1ST ST SE
0968 0800	1004 INDEPENDENCE AV SE
0887 0084	1009 7TH ST NE
0887 0085	1011 7TH ST NE
0909 0807	1012 9TH ST NE
0963 0800	1013 D ST NE
0906 0010	1014 7TH ST SE
0909 0806	1014 9TH ST NE
0956 0037	1015 FLORIDA AV NE
0959 0022	1015 H ST NE
0909 0021	1018 9TH ST NE
0887 0073	1027 7TH ST NE
0956 0027	1029 10TH ST NE
0887 0054	1031 7TH ST NE
0855 0194	1100 7TH ST NE
0991 0040	1102 D ST SE
0855 0291	1103 6TH ST NE
0981 0805	1104 H ST NE
0805 0019	1105 4TH ST NE
0982 0824	1107 H ST NE
0981 0085	1108 H ST NE
0992 0822	1110 E ST SE
0773 0243	1111 3RD ST NE
0805 0801	1111 4TH ST NE
0855 0306	1114 7TH ST NE
0855 0265	1117 6TH ST NE
0981 0107	1119 I ST NE
0773 0236	1122 ABBEY PL NE
0987 0006	1124 PARK ST NE
0773 0250	1125 3RD ST NE
0773 0251	1127 3RD ST NE
0855 0218	1132 7TH ST NE
0987 0070	1137 C ST NE
0773 0067	1140 4TH ST NE
0855 0302	1140 7TH ST NE
0805 0055	1152 5TH ST NE
0805 0809	1159 4TH ST NE
0773 0216	1162 ABBEY PL NE
0773 0277	1179 3RD ST NE
1004 0324	1203 LINDEN PL NE

0809	0027	0405 H ST NE
0806	0816	0406 K ST NE
0809	0028	0407 H ST NE
0809	0056	0412 G ST NE
0809	0812	0413 H ST NE
0808	0003	0414 H ST NE
0985	0067	0415 11TH ST NE
0806	0027	0416 K ST NE
4547	0104	0417 18TH ST NE
0812	0800	0420 D ST NE
0820	0800	0420 D ST SE
0805	0073	0421 M ST NE
1008	0179	0441 12TH ST NE
1053	0065	0449 TENNESSEE AV NE
0516	0832	0468 K ST NW
0516	0044	0470 K ST NW
0984	0043	0502 12TH ST NE
0832	0018	0502 H ST NE
0828	0008	0504 M ST NE
0832	0015	0508 H ST NE
0832	0014	0510 H ST NE
0828	0044	0513 FLORIDA AV NE
0754	0054	0514 3RD ST NE
1076	0057	0519 16TH ST SE
0828	0047	0519 FLORIDA AV NE
0828	0049	0523 FLORIDA AV NE
1029	0154	0525 13TH ST NE
1007	0098	0534 13TH ST NE
0926	0830	0535 9TH ST SE
4530	0048	0605 18TH ST NE
0855	0332	0606 ORLEANS PL NE
0753	0166	0610 3RD ST NE
0870	0099	0610 INDEPENDENCE AV SE
0856	0060	0611 - 0615 L ST NE
0810	0068	0612 5TH ST NE
0857	0117	0614 I ST NE
0870	0051	0615 A ST SE
0810	0092	0619 4TH ST NE
0834	0070	0620 6TH ST NE
0862	0099	0620 D ST NE
1005	0044	0626 13TH ST NE
1051	0067	0626 14TH PL NE
4530	0042	0627 18TH ST NE
1028	0053	0628 14TH ST NE
1028	0049	0630 - 0632 14TH ST NE
0960	0065	0631 10TH ST NE
0855	0273	0631 ORLEANS PL NE
0866	0056	0632 CONSTITUTION AV NE
0856	0168	0633 L ST NE
0855	0201	0634 L ST NE
0861	0813	0638 ACKER ST NE

1003	0039	1206 H ST NE
1003	0120	1207 WYLIE ST NE
0828	0801	1208 6TH ST NE
1008	0149	1212 D ST NE
1021	0030	1212 POTOMAC AV SE
1003	0035	1214 H ST NE
1021	0035	1215 I ST SE
1008	0122	1217 DUNCAN PL NE
1003	0032	1220 H ST NE
1009	0080	1221 D ST NE
1019S	0037	1225 PENNSYLVANIA AV SE
1003	0159	1225 WYLIE ST NE
1005	0067	1226 MARYLAND AV NE
1019S	0038	1227 PENNSYLVANIA AV SE
1004	0214	1230 LINDEN PL NE
1002	0018	1231 FLORIDA AV NE
1005	0037	1237 G ST NE
0523	0852	1238 NEW JERSEY AV NW
1008	0200	1239 E ST NE
0651	0082	1241 CARROLLSBURG PL SW
1004	0332	1241 LINDEN PL NE
1019	0016	1242 PENNSYLVANIA AV SE
1003	0019	1248 H ST NE
1015	0274	1253 WALTER PL SE
1029	0201	1307 EMERALD ST NE
1029	0158	1307 F ST NE
1040	0022	1308 C ST SE
1047	0064	1308 L ST SE
1027	0088	1309 H ST NE
1027S	0025	1312 MARYLAND AV NE
1043	0866	1312 PENNSYLVANIA AV SE
1028	0096	1315 MARYLAND AV NE
1026	0090	1318 H ST NE
1029	0167	1325 F ST NE
1043	0130	1329 E ST SE
1046	0860	1334 K ST SE
1029	0087	1337 EMERALD ST NE
1028	0035	1337 MARYLAND AV NE
1027	0131	1340 G ST NE
1033	0140	1341 C ST NE
1028	0830	1341 MARYLAND AV NE
1047	0088	1346 L ST SE
1044	0004	1354 PENNSYLVANIA AV SE
1026	0071	1358 H ST NE
1026	0070	1360 H ST NE
1026	0069	1362 H ST NE
1027	0098	1363 H ST NE
1028	0178	1372 F ST NE
1026	0819	1376 - 1378 H ST NE
1049	0803	1400 MARYLAND AV NE
0655	0134	1415 SOUTH CAPITOL ST SW

0810	0053	0642 5TH ST NE
0857	0806	0642 I ST NE
0857	0836	0643 K ST NE
1051	0150	0645 14TH PL NE
0857	0802	0646 I ST NE
0877	0801	0648 G ST SE
0860	0007	0650 F ST NE
0859	0026	0664 G ST NE
0529	0845	0704 3RD ST NW
0890	0026	0707 H ST NE
0894	0041	0708 C ST NE
0887	0076	0708 K ST NE
0982	0020	0709 11TH ST NE
4513	0045	0710 19TH ST NE
0892	0064	0714 E ST NE
0995	0831	0716 11TH ST SE
1045	0074	0718 13TH ST SE
0887	0099	0720 K ST NE
4513	0039	0722 19TH ST NE
4513	0037	0726 19TH ST NE
4513	0062	0733 18TH ST NE
0995	0061	0735 12TH ST SE
4513	0065	0737 18TH ST NE
1045	0096	0742 13TH ST SE
0909	0043	0800 K ST NE
0933	0014	0803 9TH ST NE
0909	0805	0804 K ST NE
0889	0015	0805 7TH ST NE
0910	0026	0807 K ST NE
0933	0017	0809 9TH ST NE
0913	0144	0810 F ST NE
0930	0823	0816 POTOMAC AV SE
0889	0027	0818 8TH ST NE
0889	0038	0820 8TH ST NE
0923	0801	0820 C ST SE
0908	0041	0821 FLORIDA AV NE
0909	0060	0821 L ST NE
1026	2005	0823 13TH ST NE
0858	0036	0828 7TH ST NE
0908	0063	0837 FLORIDA AV NE
0936	0054	0901 F ST NE
0975	0816	0903 11TH ST SE
0831	0058	0903 5TH ST NE
0975	0818	0907 11TH ST SE
0857	0071	0910 7TH ST NE
0996	0019	0911 12TH ST SE
0910	0054	0913 8TH ST NE
0933	0063	0914 H ST NE
0750	0105	0918 3RD ST NE
0888	0803	0919 7TH ST NE
0935	0804	0920 F ST NE

1065	0106	1420 IVES PL SE
1051	0157	1439 G ST NE
0601	0022	1503 1ST ST SW
1072S	0021	1513 INDEPENDENCE AV SE
1069	0805	1518 A ST NE
1074	0033	1521 C ST SE
0601	0043	1524 2ND ST SW
1069	0071	1524 A ST NE
1076	0087	1525 E ST SE
1078	0024	1525 PENNSYLVANIA AV SE
1070	0053	1527 A ST NE
1072	0066	1530 INDEPENDENCE AV SE
1072	0812	1531 A ST SE
0601	0052	1545 1ST ST SW
4540	0272	1601 ROSEDALE ST NE
4538	0121	1602 F ST NE
4540	0273	1603 ROSEDALE ST NE
4545	0144	1604 ISHERWOOD ST NE
4540	0274	1605 ROSEDALE ST NE
1084	0019	1606 EAST CAPITOL ST NE
4510	0820	1606 GALES ST NE
4540	0275	1607 ROSEDALE ST NE
1089	0088	1619 C ST SE
4538	0126	1620 E ST NE
0708S	0804	1620 SOUTH CAPITOL ST SE
4540	0813	1623 ROSEDALE ST NE
4538	0107	1630 F ST NE
4540	0194	1630 KRAMER ST NE
1090	0049	1634 E ST SE
4540	0286	1654 F ST NE
4540	0206	1654 KRAMER ST NE
4540	0207	1656 KRAMER ST NE
4540	0218	1678 KRAMER ST NE
4546	0139	1701 E ST NE
1098	0118	1703 BAY ST SE
4561	0215	1703 D ST NE
4511	0031	1708 GALES ST NE
4546	0126	1712 D ST NE
1096	0053	1717 EAST CAPITOL ST SE
1100	0087	1720 D ST SE
4511	0047	1724 - 1726 GALES ST NE
1102	0112	1737 D ST SE
4546	0117	1767 E ST NE
1112	0095	1802 BAY ST SE
0664	0011	1808 HALF ST SW
4547	0065	1812 D ST NE
0664	0800	1812 HALF ST SW
4513	0903	1815 BENNING RD NE
4560	0188	1839 D ST NE
1118	0030	1911 C ST NE
1060	0047	201 15TH ST

**Appendix B**  
**ANC 6 Vacant Properties Presentation**  
**by Twee Nguyen, Manager, Vacant Property Unit/BCIB**