

**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  
November 14, 2018**

**Present:**

Members: Missy Boyette, Jake Joyce, Tim Drake, Ruth Ann Hudson, Nick Alberti, Brad Greenfield

Commissioners: None

Brad Greenfield chaired the meeting.

**Community Comment**

None.

**Previously Heard Cases**

Resolution of previously heard cases:

1. 16 10th Street NE - Received ANC approval at its November 2018 meeting as letters of support were provided.
2. 1661 Gales Street NE - Received ANC approval at its November 2018 meeting.

**New Business**

1. 1250 Constitution Avenue NE (BZA Case Pending): The developers of this project shared that this is a request for relief regarding the location and screening of HVAC units on the lower roof over the kitchen of the new school, and the nature of the parking lot fence for Maury Elementary. As detailed in the provided diagrams, the location of the HVAC unit and the planned parapet require an exception. For the fence, the zoning code requires a fence separating a parking lot from a sidewalk be solid shrub or solid fence; however, from a safety standpoint, this is not recommended for an elementary school where many students, parents, and teachers will be walking to and from school. The planned design is instead a fence which allows visibility for pedestrians and cars entering and exiting the parking lot.

Mr. Greenfield made a motion to recommend approval of this request. Ms. Boyette seconded the motion. The motion was approved 6-0.

2. 201 8<sup>th</sup> Street NE (HPRB): This request is a follow up from the discussion at the October 2018 meeting for support of historic approval for redevelopment of an existing medical office building with a surface parking lot into residential use, and on the surface parking lot, to build four (4) condo units on two (2) separate lots.

The developers provided additional details around the plan for trash management at the building, to include a designated area for trash pickup, and a specific trash pickup schedule each week.

The developers shared that they had met with all four owners of the surrounding buildings to request access to the rear of the building for parking but did not receive any positive responses. Although there is no request for a variance related to parking, there have been concerns voiced by neighbors around congestion and parking. The developers indicated that they would be open to Residential Parking Permit (RPP) restrictions or

other transportation management plans, but that they do not see this property attracting a large car-owning demographic.

The developers have talked to neighbors but do not have any letters of support at this point. ANC 6A03 Commissioner Mike Soderman shared via email prior to the meeting that several neighbors, including Senator Nelson, have serious concerns with the relocation of the entrance from 8<sup>th</sup> Street to Constitution Avenue NE. These neighbors are concerned primarily with noise and privacy with the entrance relocation.

In addition, members of the Committee expressed concerns with several of the aesthetics of the building, including the front staircase, which does not seem to be in line with the streetscape, the detail of the front gate, and the narrow side windows.

Mr. Greenfield made a motion that the Committee consider support pending the resolution of these specific concerns:

- Best effort for letters of support from immediate neighbors
- A design meeting prior to the full ANC
- RPP restrictions
- Consideration of other solutions to address parking

Ms. Hudson seconded the motion. The motion was approved 6-0.

3. 1210 Maryland Avenue NE (BZA #19893): Though this was submitted for inclusion on the agenda, no one was in attendance to discuss this topic.
4. 223 9<sup>th</sup> Street NE (HPA#19-064): The developers shared their request for support of historic approval for a three-story addition and renovation to a single-family home.

Extensive outreach has been conducted to neighbors and letters of support were shared from 231 9<sup>th</sup> St NE, 229 9<sup>th</sup> St NE, 225 9<sup>th</sup> St NE, 221 9<sup>th</sup> St NE (the adjacent property), and 219 9<sup>th</sup> St NE.

Mr. Greenfield made a motion to recommend support of this request. Mr. Joyce seconded the motion. The motion was approved 6-0.

### **Closing**

As no other issues were brought forward for discussion, Mr. Greenfield closed the meeting.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, December 19, 2018  
7:00 -9:00 pm  
640 10th Street NE Sherwood Recreation Center, Second (2nd) Floor**