

**December 2015 Report  
Economic Development and Zoning (EDZ) Committee  
of the Advisory Neighborhood Commission (ANC) 6A**

The meeting convened at 7:00 pm on December 20, 2015 at Sherwood Recreation Center, 640 Tenth (10<sup>th</sup>) Street NE.

**Present**

Members: Brad Greenfield (co-chair), Laura Gentile, Dan Golden, Michael Hoenig  
Commissioners: Stephanie Zimny

**Community Comment**

There were no community comments at the beginning of the meeting

**Old Business**

Chairman Brad Greenfield shared the resolution of the following two previously heard BZA cases: 1) 1313-1323 Linden Court, the full ANC voted 7-0 to support the Committee's recommendations for the proposed project, which include placing Residential Parking Permit (RPP) restrictions on all units; and 2) 916 K Street, the full ANC voted 7-0 to support the Committee's recommendations for the lot occupancy and rear yard special exception.

**New Business**

1. 1301 H Street, NE (BZA 19165): Application of 3317 16th Street LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for variances from the off-street parking requirements under § 2101.1, the parking aisle width requirements under § 2117.5, and the loading berth requirements under § 2201.1, and a special exception from the H Street (HS) Overlay requirements under § 1320.4(f), to convert a vacant church into a new four-story, mixed-use commercial and residential building in the HS-A/C-2-A District.

This development is composed of nine (9) condo units to be sold for residential use, two (2) parking spots for residential use, a roof deck for residential units to share, and additional space for commercial use.

Shaun Buehler, presenting for Bennett Frank McCarthy Architects, presented the project to the committee. Buehler stated that, following the last meeting, they design changes had been made, feedback was solicited from the Committee, and a new design has been developed based on those comments which will be shared at a subsequent meeting. The main changes to the design include the following: 1) the color palette has been changed to reflect more traditional colors; 2) the design of the top floor has been adjusted so that the design of the building is more compatible with that of the nearby row houses; 3) shape of the windows have been changed to be more consistent with the neighboring properties; 5) glazing around the windows to make it look more like residential property and blend in with the neighborhood; and 6) the bay on H Street no longer goes all the way down to the ground floor.

Mr. Greenfield asked whether the dumpsters, which will be located in an alcove

under the building, will have doors. Mr. Buehler explained that there would be a "yard-type" gate to allow access to the dumpsters, and that loading will occur directly adjacent to the property.

A community member raised a concern regarding both the size and the enclosure of the dumpster, citing concerns related to a current rodent problem on the H Street corridor. Buehler explained that the dumpster area was 6' x 6'. Mr. Buehler also explained that the nine (9) condo units and commercial tenant(s) would both use the same dumpster. The condo association would be responsible for trash pickup. Buehler further explained that the driveway (used to access the two (2) residential parking spots) would not be used for trash trucks to access the trash area.

Another community member who lives in the rowhouse right next to the building on the Thirteenth (13<sup>th</sup>) Street side raised a concern about the material and look of the side of the building facing their rowhouse. Committee Member Mike Hoenig stated that the wall facing Thirteenth (13<sup>th</sup>) Street should be designed so that it would blend in with the rowhomes on the block. Buehler agreed to adjust the design.

Another committee member asked if the tenants would be eligible for Residential Parking Permits (RPPs). Committee Member Dan Golden explained that they would not be and that the contractor had agreed to use the H Street address (versus Thirteenth (13<sup>th</sup>) Street) to ensure no residents would be able to qualify for an RPP.

Mr. Greenfield made a motion to recommend that the ANC write a letter of support to the Board of Zoning Adjustment (BZA) for the requested relief with the following conditions: Residential Parking Permit (RPP) restrictions will be in place; the building will use the H Street address; the developers will use a consistent design on the side of the Thirteenth (13<sup>th</sup>) Street side of the building that facing rowhouses; and Mr. Greenfield will respond to an email from committee members documenting thirty (30) concerns about the proposed project. The motion passed unanimously.

- 2. Informational Presentation on proposed H Street Overlay regulations originating from ANC 6C.** Mark Eckenwiler, ANC 6C Commissioner, presented information on a proposed amendment that would seek to clarify preservation requirements and remove other ambiguities in the H Street Overlay. The goal is to protect buildings from being razed while still claiming preservation and to result in more consistent application of regulations. Eckenwiler agreed to share a full proposal with this Committee for review by mid-January 2016.

Mr. Greenfield made a motion to recommend that the ANC support in principle the proposed rule changes for the H Street Overlay to clarify preservation requirements and remove other ambiguities, contingent upon the Committee receiving and reviewing the full proposal, which passed unanimously. Mr. Greenfield also moved to recommend that the ANC support in principle proposed changes to the H Street Overlay to improve protections for historic porches, which also passed unanimously.

3. **1120 Park St NE (HPA 16-104):** Applicant seeks Historic Preservation Review Board (HPRB) approval for the addition of a roof deck to a new garage. The applicant provided the latest versions of plans that are not yet final. The Applicant explained that they were still considering two design changes prior to finalizing the plan: 1) a potential change in the material used for the railing that would be installed on all four sides of the parapet, and 2) the parapet may be removed entirely or switched to the opposite side. The Applicant also stated there is a BZA appeal of the granted permit that will be heard in February 2016, and that the outcome of that hearing could dictate further changes to the design.

The next door neighbor to the property, Ms. Schaub, attended the meeting with her attorney and voiced objections to the project based on concerns that the proposed development would cause a loss of light, air, and privacy for her home. The Applicant stated that he had letters of support from adjacent neighbors located directly across the alley. The Committee told the Applicant he also would need to get a letter of support from the kitty corner house.

Based on several factors, including the fact that the final design is not yet available for Committee review, Mr. Golden proposed to the applicant that they withdraw their request for Committee review at this time. The Applicant agreed to do so.

The meeting was adjourned at 9:10 pm.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, January 20, 2016  
7:00-9:00 pm  
640 Tenth (10th) Street NE  
Sherwood Recreation Center, Second (2<sup>nd</sup>) Floor**