

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  
Capitol Hill Towers, 900 G Street NE  
December 18, 2019 at 7:00 pm

Present:

Members: Brad Greenfield (Chair), Tim Drake, Nick Alberti, Michael Cushman, Missy Boyette

Commissioners: Mike Soderman

Brad Greenfield chaired the meeting.

Community Comment

None.

Previously Heard Cases

None.

Old Business

None.

New Business

1. **653 8<sup>th</sup> Street, NE** (BZA 20190): Application for special exceptions regarding the penthouse setback requirements and parking requirements to permit the construction of a fourth apartment and the installation of new rooftop mechanical equipment.

There were questions about when the building had been non-residential and when it was converted. The Owner does have letters of support from some neighbors; one neighbor would not provide a letter, but did not indicate opposition. There was an extended discussion focused on the effect of an additional unit on the amount of lot square footage per unit. Committee member Nick Alberti questioned the standard that was being applied to allow a special exception because the property did not meet the zoning standard for density. Several committee members expressed concerns that the relief sought should be a variance, not a special exception. Chair Brad Greenfield expressed the thought that this could be seen as non-conforming, since the density requirement is not being met now, which would lead to the need for special exception relief, although that particular relief is not being sought.

Mr. Alberti moved that that the Commission oppose the special exception based on the fact that there would be fewer than 250 square feet on the lot per unit. The motion was seconded by Missy Boyette. The motion passed 3-2, with Commissioner Mike Soderman abstaining.

2. **906 11<sup>th</sup> Street, NE** (BZA # BZATmp940): Application, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception to permit a penthouse not permitted pursuant to C-1500.4 (X-901.2), to permit a penthouse that does not conform with the side building wall and open court setbacks required pursuant to C-1`502.1(c)(1)(A) and C-1502.1(c)(5)(X-901.2) and to permit a guardrail that does not conform with the side building wall

setbacks required pursuant to C-1502.1(C)(1)(A)(C-1504.1 and X-901.2) at 906 11th Street N.E.

The applicant is proposing to add a third story and a roof deck with a penthouse. The third story is by right, but the roof deck would be non-conforming regarding setback requirements and the penthouse would need a special exception (proposing interior staircase with penthouse). The property is currently a two-story home with non-conforming roof deck. The owners did not have letters of support, but did speak with neighbors and have worked to address their concerns regarding dumpster location during construction. The development would be similar to a neighbor's third floor, penthouse, and roof deck.

Mr. Greenfield made a motion to recommend the ANC support the request for relief with no conditions. Mr. Alberti seconded the motion and the motion passed 6 - 0.

3. **410 10<sup>th</sup> Street, NE:** Discussion of the request for the installation of a solar panel system at 419 10<sup>th</sup> Street, NE in the Capitol Hill Historic District.

The EDZ Committee noted the project will likely only go through staff review, and will not require public input. The committee agreed that no recommendation was necessary and tabled the matter.

4. **DC Draft Comprehensive Plan Updates:** Solicit public input for ANC6A to provide comments and recommendations to the draft Comprehensive Plan update. The Comprehensive Plan establishes a vision and broad goals to help inform decision-making and provide context for residents, officials, and stakeholders and can help guide and inform more fine-grained planning efforts.

This was a continuation of the discussion that was initiated in November 2019. There was significant discussion among Committee members related to the Comprehensive Plan.

Mr. Greenfield made a motion to change Comprehensive Plan to create a development zone around the Arboretum. The motion was seconded by Ms. Boyette. The motion passed 6-0.

Mr. Greenfield made a motion that the Comprehensive Plan include all micro-mobility technologies, including scooters. The motion was seconded by Tim Drake. The motion passed 6-0.

Mr. Greenfield made a made motion that ANC makes a recommendation regarding the RFK stadium site to maximize its benefit to the community as a whole. The motion was seconded by Mike Cushman. The motion passed 5-0; Tim Drake abstained.

**Next Scheduled ED&Z Committee Meeting:  
Wednesday, January 15, 2020  
7:00-9:00 pm  
640 10th St NE  
Sherwood Recreation Center, 2<sup>nd</sup> Floor**