

**REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING  
COMMITTEE OF ANC 6A  
February 27, 2007**

Present: Citizen Members: Drew Ronneberg, Vanessa Ruffin, Rich Luna, Jeff Fletcher, Heather Scott  
Commissioners: Gladys Mack, Stephanie Nixon

Drew Ronneberg chaired the meeting.

**Community Comments**

None

**139 11<sup>th</sup> St. NE (HPRB case)**

Mr. Dean Rosen, presented plans to extend the 3<sup>rd</sup> floor of his rowhouse located at 139 11<sup>th</sup> St NE. Mr. Rosen said the addition was needed to accommodate a larger bedroom and bathroom for his daughter. The proposed addition would extend approximately 17 feet from the current back of the third floor and would be constructed of wood siding or hard-i-board to look similar to the existing 2<sup>nd</sup> floor addition. Mr. Rosen presented photos of the back of the house to show that the addition would be difficult to see from the alley. He also presented letters of support from the two adjacent neighbors. Dr. Ronneberg said that he emailed two other neighbors and that they had no objections to the addition.

**Recommendation:** The committee unanimously recommends that the ANC send a letter of support to HPRB for the extension of the 3<sup>rd</sup> floor of the rowhouse at 139 11<sup>th</sup> St. NE.

**SO 06-5762**

This item is a continuation of the alley closing case from the previous month. Dr. Ronneberg informed the committee that he was unable to contact the agent, Ms. Shante Parker, because her phone appeared to be disconnected. Ms. Parker was not in attendance. The committee discussed whether the city was following the procedures outlined in the "Street and Alley Closing and Acquisition Procedures Act of 1982." Dr. Ronneberg said he thought that the law permitted the city council to close the alley at a public hearing without the support of property owners on the squares outlined in Section 205 of the law. Several people thought that the reasons cited in the application for closing the alley (e.g. crime, dumping) are issues that should be addressed by police enforcement rather than through an alley closing. Others thought that the owner may be trying to close the alley to make more area available for a new structure that would span across multiple lots. Rich Luna pointed out that the owner of the property never designated Ms. Parker as the representative in the application. In addition, it was unclear from the application which lots were owned by the entity Ms. Parker was representing. Furthermore, the fact that Ms. Parker never produced letters of support from the adjacent property owners was of great concern to the committee. Because of these issues, the committee thought that the wisest course of action was to oppose the alley closing.

**Recommendation:** The committee unanimously recommends that the ANC send of a letter to the Surveyor's Office opposing the alley closing behind 1359 H St. NE.

**Vacant Properties**

Mr. Rick Uzes of the Rosedale Citizen's Alliance, presented information to the committee on the city's

vacant property law and city procedures for registering and maintaining vacant properties. Important highlights included:

- The owner must register a vacant property within 30 days of vacancy, subject to several exceptions.
- There is a small fee for registering the property.
- DCRA inspects registered vacant properties once or twice a year.
- DCRA will perform basic maintenance of vacant properties (trash clearing, weed cutting, securing the property, etc.) and charge the owner.
- The tax rate for a vacant property is 5X the tax rate for a non-vacant property.
- Citizens can report vacant properties directly to the city by filling out a form that can be found on the DCRA website.

The committee discussed which vacant properties should be reported to the city by ANC 6A and what information should be asked of reporters of vacant properties. It was generally agreed that properties which were vacant for a long time and were unmaintained should be reported. It was also thought that reporters of vacant properties should be encouraged to send photographs of the properties to provide evidence of vacancy when the properties are reported to the city.

Three essential tasks that were identified. The first was the identifying vacant properties. It was thought that this would be the responsibility of citizens and the SMD captain. The second was cataloging the reporting information. Ms. Heather Scott agreed to coordinate the collection of vacant property reports in ANC 6A. The third task was communicating the collected information to DCRA and OTR. Mr. Rich Luna agreed to help communicate the vacant property lists to DCRA and OTR.

### **Upzoning Moratorium on H Street**

When the H Street Strategic Plan was completed in 2003, it recommended some properties in the Western end of the Corridor be upzoned from C-2-A to C-2-B. These recommendations were implemented by the Zoning Commission as Map Amendments when the ZC added the H Street NE Neighborhood Commercial Zoning Overlay District to the Zoning Code. Many people in the community assumed that these upzonings would incentivize developers to build residential developments on H Street without overpowering the small scale (2-3 story) architecture that dominates much of the Corridor. It was also commonly believed that once the H Street Strategic Plan was finalized, Office of Planning would try to implement the current plan rather than support further upzonings.

However, OP seems supportive of the Dreyfus's group desire to upzone a portion of the square bounded by 2<sup>nd</sup> and 3<sup>rd</sup> streets and G and H streets from C-2-B to C-3-C. This upzoning increases the matter-of-right height from 65 to 90 feet and matter-of-right Floor Area Ratio from 3.5 to 6.5. Dr. Ronneberg thought that OP intended to support further upzonings along the corridor and that large-scale development would overwhelm the traditional architecture on H Street in ways that did not follow the H Street Strategic Development Plan. Mr. Rich Luna suggested that ANC 6A ask the Zoning Commission for a 5 year moratorium on further upzonings of properties that are within the H Street Zoning Overlay.

**Recommendation:** The committee unanimously recommends that the ANC request the Zoning Commission enact a 5 year moratorium on upzonings within the H Street Neighborhood Commercial Zoning Overlay District, and designate Rich Luna as the ANC 6A representative.

### **Joint ANC 6A/6C meeting to discuss the expansion of the Historic District**

The committee was supportive of the notion of working with ANC 6C to learn more about the process of

expanding the Capitol Hill Historic District northward. Presentations about the process would be made at Joint ANC 6A ED&Z and ANC 6C PZ&E meetings.

**Recommendation:** The committee unanimously recommends that ANC 6A ED&Z committee formally establish joint meetings with the ANC 6C Planning, Zoning and the Environment Committee to discuss the extension of the Capitol Hill Historic District.

### **Community Comments**

Commissioner Nixon told the committee that the PUD development owned by Comstock at 1705 E. Capitol (which is in ANC 6B) would greatly burden ANC 6A during the construction because of the traffic problems and other disruptions caused by construction. In addition, the Comstock development would likely be out-of-scale with surrounding properties. Because 1705 E. Capitol Street is within 200 feet of ANC 6A, Commissioner Nixon asked that the ANC seek party status in the Comstock PUD case.

**Recommendation:** The committee unanimously recommends that ANC 6A seek party status in the Comstock PUD case at 1705 E. Capitol St SE and appoint Stephanie Nixon or her designee as the ANC 6A representative.

### **Next Scheduled ED&Z Committee Meeting:**

**Tuesday, March 27, 2007**

**7-9 PM**

**900 G Street, NE**

**Community Room of the Capitol Hill**