

**REPORT OF THE ECONOMIC DEVELOPMENT AND ZONING
COMMITTEE OF ANC 6A
September 25, 2007**

Present: Commissioners: David Holmes
Resident Members: Drew Ronneberg, Rich Luna, Annie Swingen

****Meeting was conducted without a quorum of voting members****

Drew Ronneberg chaired the meeting.

Community Comments

None

Status Reports

200H (Dreyfus Development). Drew Ronneberg reported that progress was being made in ensuring that the 200H case would not set the precedent for future upzoning on H Street and thought that ANC 6A and SPNA would make a compelling case that future PUDs in the Overlay shall be limited to the heights and densities outlined in the H Street Strategic Plan. The Zoning Commission hearing is scheduled for October 1st.

H Street Overlay PUD/upzoning Text Amendment. Drew Ronneberg reported that the Zoning Commission has not yet announced a date for the setdown hearing and that OP was likely not to support the text amendment.

Vacant Properties. No updates.

Historic District Expansion/Creation. Annie Swingen reported on further discussion she had had about expanding the Historic District or creating a new Historic District. Drew Ronneberg reported that the Dreyfus PUD would likely fund a professional historic survey from 2nd to 15th St NE between F and H St NE.

1016 H St NE- Fast Food Restaurant Appeal. Drew Ronneberg reported that the ANC voted to withdraw the appeal in the BZA case.

NCRC RFP for 1113-1117 H St NE. Drew Ronneberg reported that there were two proposals submitted in response to the NCRC RFP. Both proposals had similar designs including interior balconies and each pledged to work with ANC 6A on design refinements if their proposal was selected.

Old Business

None

BZA 17683 (109 15th St. NE)

Ms. Heidi Elliot and Ms. Caroline Vollmer presented plans for constructing a deck at the rear of their home located at 109 15th St NE. Constructing a deck on this property requires a special exception

because the house is a non-conforming structure and the addition of the proposed deck will cause the lot occupancy to exceed 60%. Ms. Elliot and Ms. Vollmer said that the new deck will have the same footprint as a deck that was previously demolished and that it would be uncovered and thus reduce the impact on the neighboring properties. Ms. Vollmer stated that their property was a flat and that she lives in the upstairs unit. Without a deck, she had no means of egress from the rear of her residence. Ms. Elliot said that many similar homes in the neighborhood had decks and that both abutting neighbors had signed a letter of support to the BZA.

The committee thought that because the deck would neither adversely affect the air or light of the neighboring properties, was supported by both abutting neighbors, and was necessary for the safety of the upstairs occupant, it recommends that the ANC support Ms. Vollmer and Ms. Elliot's application for a special exception.

Recommendation: The committee unanimously recommends that the ANC recommends support the application to construct a rear deck in BZA case No. 17683.

1309-1311 H St. NE

The owner of these properties applied for raze permits to demolish their structures. Whereas 1309 H St. NE is a 1 story non-descript building, 1311 H St. NE would qualify as a contributing structure in a historic district. However, 1311 H St NE is currently in a dilapidated state. Last month, the ANC voted to send a letter to the owner which asked that 1311 H St NE be saved and offered the ANC's help in taking advantage of zoning and tax incentives to rehabilitate the property. Subsequently, Dr. Ronneberg found out that the ANC can object to raze permits without filing a nomination for a historic landmark. The committee thought that the ANC should use this power if the owner was intent on razing the property and did not respond favorably to the letter sent by the ANC.

Recommendation: The committee unanimously recommends that the ANC file a letter of opposition to the raze permit if the owner of 1311 H St NE proceeds with demolishing the building.

Revising the H Street Design Guidelines

Drew Ronneberg said that the H Street Design Guidelines had been an effective tool in the 600H and 200H cases for improving the design of the buildings. However, in some respects, the Guidelines were silent on important issues or permitted architectural features that were not part of the architectural vocabulary of H Street. Examples include:

1. The guidelines do not require new buildings to draw upon the architectural context of H Street. The initial designs of both the 600H project and the 200H project looked out of place and the community groups worked hard to insure that these designs evolved into something more compatible with the existing buildings.
2. The mediation groups have called for structures that have a strong emphasis on verticality to conform with the existing architecture. The current design guidelines are silent on this point.
3. The guidelines permit stucco and undifferentiated glass facades on H Street, even though these motifs have no precedence in existing buildings.
4. There are no guidelines for balconies.

Dr. Ronneberg thought OP could initiate a rewrite of the Design Guidelines that incorporated ANC and community comment. Bobby Pitman suggested that developers also be invited to contribute to the dialog.

Recommendation: The committee unanimously recommends that the ANC write a letter to the Office of Planning, asking that they initiate a process to update the H Street guidelines in a manner that incorporates ANC, citizen and developer input.

**Next Scheduled ED&Z Committee Meeting:
Tuesday, September, 2007
7-9 PM
640 10th Street, NE
2nd Floor - Sherwood Recreation Center**