

ANC2F Community Development Committee
March 22nd, 2006 – 7PM
Washington Plaza Hotel

In Attendance:

Mike Bernardo, 2F06
Jim Cook, 2F02
Chris Dyer, Chairman
Helen Kramer, At-large
Jim Loucks, 2F06
Ryan McGuiness, (late) 2F03
Jim Richardson, 2F02
Mike Scheaffer, 2F05

Absent:

Bob Ellison, 2F04
Kevin Ivers, 2F04
Kara McCabe, 2F01
Samuel Robfogel, 2F01
Hank Tomlinson, 2F05

The Chairman called the meeting to order and noticed that a quorum was present. He stated that ANC2F will meet on April 5th, 2006, and will make decisions based on the recommendations of this committee.

Approval of Agenda

The agenda was unanimously adopted.

1321 Naylor Court

Paul Harrison presented the project for RSP Naylor LLC.

Harrison stated that he was looking for a letter of support in his variance request for BZA. He asked for one variance to be allowed to build a 34 ft. high mezzanine, more than the current roof height of 30 ft. He also asked for a second variance to use the property's current 62% lot coverage, which is greater than the lot occupancy requirement of 60%.

Harrison said that the variance should be granted based on three areas:

1. The size of the property is very large and very wide, unlike most other alley lots in the city. Also, current HPRB guidelines allow less height in construction than the current zoning code.
2. Compliance will present an unnecessary burden in the transition from a noncommercial garage to residential town homes. The proposed variances will bring the site more into compliance with the zoning plan.
3. The community and neighbors have been very supportive of the design of the project, which will transform a dilapidated building into one that conforms to the R-4 zoned district.

Kramer asked if the proposal conforms with alley restrictions. Harrison responded that by setting the height back to 34 ft. for the mezzanine and 24 ft. for the façade, the plan allowed for more light and air than usual for the property. He added that the plan represented the intent of the zoning the plan.

Dyer moved for recommendation to ANC2F that the ANC recommends to approve to the BZA that they approve the applications for Sect. 2507.4 and Sect. 2001.3 of the DC

Code because the developer has met the three criteria listed above for approval. The motion was seconded.

Vote: 8-0 (Yes)

1125 11th Street – Traffic Control Plan

Mark Yeager of Taurus Renovation and Construction presented a request for public space permits for the three phases of construction:

1. Covered sidewalk on 11th St. to protect pedestrians
2. Staging area on 11th St. for delivery of materials and equipment
3. Work in Public Space on 11th St. and trailer and dumpster location on

M St. for the construction office and disposal and removal of waste from the job site

Loucks asked if the sidewalk on M St. will be blocked. Yeager said that the sidewalk will only be blocked during deliveries and the site will have flags pointing to the changes.

Schaeffer recommended securing the site with as much light as possible in public spaces and asked the developers to monitor the sidewalk for postings and graffiti.

Loucks asked how parking will be affected. Yeager responded that two metered spots would be blocked by the construction.

Gail Montplaisir of Taurus Renovation and Construction said that the drawings of the plans for the project had been sent to the neighboring condominium and her company had spoken with the condominium's management who support the project.

Kramer motioned to recommend that ANC2F support the requested Public Space permits for the Traffic Control Plan of the project. Schaeffer seconded.

Vote: 8-0 (Yes)

1124 9TH Street

Yves Springuol, Chris Turner and Anik Jhaveri of Mancini Duffy Architecture and Design presented the request for support for the HPRB review for design, massing and concept approval.

Springuol said the site is the smallest building on the block and starting to be dominated by the larger buildings surrounding it. The property was built in 1920 and occupies the area between 9th St. and the alley.

Ryan McGuinness, 2F03, joined the meeting at 7:31PM.

Springuol said his firm is proposing a three story addition above existing buildings for condos, so that the final building will be four stories high and the front will be set back 15 – 16 ft. from the street.

Springuol said they plan to improve the façade and remove the boarded up portion.

Loucks asked how far the property will be set back from the street. Springuol said that in order to maximize the perspective of new construction, it will be about 15 ft. back in order to keep the balance between the street view and back view.

Loucks asked what the Historic Preservation office's opinion of the size of the entrance was. Turner said the original plan was 4ft. but after HPO's recommendations have changed it to 12ft. for the entrance.

Kramer suggested that for future presentations, it will be helpful to present sightline drawings, especially with balconies projecting. She said this was especially helpful for reviewing historical properties.

Loucks said that the developers may find resistance by planning the entrance through the projected bay. Instead, they may want to plan it through the traditional storefront entrance.

Schaeffer asked if there was a wheelchair entrance. Turner said the design had not be fully completed yet.

Dyer said that he would entertain a motion for the CDC to recommend to the ANC that the ANC send a letter to HPRB that supports the massing and concept of the project, but suggested returning for approval of design.

Kramer made the motion suggested by Dyer. Schaeffer seconded it.

Vote: 8-0 (YES)

Dyer adjourns the meeting at 8:15.