

ANC2F Community Development Committee
May 24, 2006 – 7PM
Washington Plaza Hotel

In Attendance:

Jim Cook, 2F03
Helen Kramer, At-Large
Jim Richardson, 2F03
Samuel Robfogel, 2F01

Absent:

Mike Bernardo, 2F06
Chris Dyer, Chairman
Bob Ellison, 2F04
Kevin Ivers, 2F04
Jim Loucks, 2F06
Kara McCabe, 2F01
Ryan McGuinness, 2F03
Mike Sheaffer, 2F05
Hank Tomlinson, 2F05

Helen Kramer, designated Chair, called the meeting to order and noted that a quorum was present. She stated that ANC2F will meet on June 7, 2006, and will make decisions based on the recommendations of this committee.

Approval of Agenda

The agenda was unanimously adopted.

1633 13th St., NW

Stephen Gell, attorney for the property, said the property had been purchased 2 years ago. Gell said that in 1988, the BZA ruled that the owner of the property at that time could add a third apartment unit to the building. Gell said that in a R-4 zoned area, it is legal to convert a flat unit to a multi-unit building, provided there is at least 900 square feet per unit. Gell said the land is 2,620 square feet, a difference of 6.6% less than what is required. Gell and building owner Yigal Rappaport sought a variance to build the third apartment unit, though it does not meet the land area requirement.

Kramer said she was concerned about adequate light for the proposed basement apartment. Rappaport said there are already windows on the side of the building and that he can add more windows, in addition to the window on the back door.

Kramer said that approving the variance would present an undesirable precedent. Since the previous owners had modified a building in a historic district without a building permit, the building has deteriorated from abandonment. Though the actions were ratified after the fact, the current owner should not be at fault.

Rappaport said that the building must have 3 units, in order to be financially beneficial.

Kramer said she understood Rappaport's concerns and that the main issues the neighborhood will have will be with the upkeep of the building and maintaining off-street parking.

Robfogel moved CDC recommend to ANC2F to send a letter to BZA stating that the ANC approves the variance requested for this project. Kramer added that the project has

no adverse effect on the comprehensive plan and zoning regulations, and will not have an adverse effect on parking. Cook seconded the motion.

Vote: 4-0 (Yes)

Kramer motioned to adjourn the meeting. Robfogel seconded.

There being no further business, the meeting adjourned at 8:35 PM.