

**ANC2F Community Development Committee**  
October 26, 2005 – 7 PM  
Washington Plaza Hotel

In Attendance:

Mike Benardo, 2F06  
Jim Cook, 2F02  
Chris Dyer, Chairman  
Bob Ellison, 2F05  
Helen Kramer, At-large  
Jim Loucks, 2F06  
Kara McCabe, 2F01  
Jim Richardson, 2F02  
Ryan McGuinness, 2F03  
Mike Sheaffer, 2F05

Absent:

Vacant, 2F05  
Kevin Ivers, 2F02  
Samuel Robfogel, 2F01

The Chairman called the meeting to order and noted that a quorum was present. He stated that ANC2F will meet on November 2, 2005, and will make decisions based on the recommendations of this committee.

**1321 Naylor Court**

Paul Harrison appeared to represent this project. This is a derelict property that they propose to turn into two loft-style town-homes.

Built in 1900, the structure has a historic designation. Plans call for it to be built up 29 feet; current allowances are up to 40 feet.

Plans include keeping the original entrances and window, and then modifying upper levels to conform to surrounding structures.

The rear façade of the building will be more modern in design, however the front of the building will preserve its historic aesthetic.

Brick masonry, as close to the original, will be used for materials. Steve Calcott and the LCCA Historic Preservation Committee encouraged a separation of old and new.

In terms of the zoning variance, they are requesting permission to build a terrace/mezzanine. Plans are so that it would be setback from the property and would not be visible from the street. The mezzanine would allow for more light and air space in the alley. The mezzanine would be mostly constructed of glass.

Helen Kramer asked where the entrance to the structure would lie. She was answered that there are two entrances, one door on Naylor, and one in the rear.

Kramer stated that in order to get a zoning variance, the owners would have to demonstrate extreme hardship other than personal or monetary intentions. She asked how Harrison planned to demonstrate this hardship.

Harrison stated that most alleys are not as deep as the lot is. The structure is different from most existing structures because it is so deep (52 ft. wide x 96 ft. deep).

Harrison said that the purpose of the rule is to preserve the light and air in the alley. Harrison feels that with his current design, he can preserve it and still build something viable for the community. Harrison explained that current neighbors perceived current and previous use of the structure as “obnoxious” because its purpose was for auto storage. By purchasing the building, he attempts to help the community. Dyer asked Harrison if there would be economic hardship if they were not able to proceed with plans. Harrison answered yes.

Kramer said that would not be part of the Board’s decision. She stated that although she had no objection to the design, she stated skepticism on approval from HPRB.

Loucks asked about trash – Harrison answered that there would be storage space in the back, and it would be carried out onto the street.

Dyer went back to the subject of economic hardship due to a decision made the previous month. Kramer stated that the previous project had serious delays and had deteriorated, among other considerations.

Benardo asked about the height of the third level – Harrison answered 34 feet.

Dyer stated that the concept, design, and massing concept to HPRB seemed to be okay. But to recommend this to the HPRB and not recommend to BZA for the same project would put the committee in conflict. He said that the most important determination tonight is to figure out if Harrison has presented a case for hardship.

Harrison stated that his neighbors, who are strict preservationists, are very much in support of this project. He reiterated his support from LCCA and Steve Colcott.

Kramer said that there are different standards from neighbors and this committee; immediate neighbors will see this as a benefit for them. The CDC has to take a broader perspective, in terms of precedence setting and the current zoning regulations.

Dyer stated that if the neighborhood had a problem, as they have before, they would come before the committee. There is no objection being stated tonight.

Sheaffer stated that he wanted to recommend approval because this is in an alley, and not in a high traffic area. Sheaffer added that from what was presented, there would be no challenge to air or light, and a project like this would encourage further growth in the neighborhood.

Kramer maintained that the comments about setback and visibility are really for HPRB's approval of concept, massing, and design. Kramer said that again, her concern was for the developer to prove special hardship in connection with this building that would justify a variance.

McCabe stated that there is enough present to recommend a variance. Kramer answered that those reasons are irrelevant to the argument.

Cook said that with an attorney, the presenter would be able to argue for a variance.

Dyer said that the committee would vote separately on the two issues.

Loucks moved for approval to the ANC for recommendation to HPRB for the approval of the concept, massing and design of this project. Benardo seconded.

VOTE: unanimous the motion carried.

Kramer moved for the CDC to recommend to the ANC that it not approve recommendation for this variance because the owners have not presented a case for hardship.

VOTE: 3-6 the motion failed.

Dyer asked for a motion to favor a recommendation to the ANC that they recommend the variance to BZA. Cook seconded.

VOTE: 7-2 the motion carried.

#### **Guidelines for Presentations to the CDC**

Dyer asked if there were any objections to the document.

Loucks stated normally people speak with Steve Calcott before speaking with LCCA. Dyer stated that it could be added. Benardo stated that it should begin with HPO. Loucks suggested that LCCA's committee meeting schedule also be added to guidelines.

Benardo said that it should read "consult with HPO." Kramer suggested that contact information also be given.

Kramer moved approval of the guidelines. Benardo seconded.

The meeting adjourned at 7:51 PM.