

ANC2F Community Development Committee  
Public Meeting  
Wednesday, November 29, 2006 – 7 p.m.  
Washington Plaza Hotel

In Attendance:

Mike Bernardo, 2F06  
Jim Cook, 2F02  
Chris Dyer, Chairman  
Helen Kramer, At-large  
Jim Richardson, 2F02  
Samuel Robfogel, 2F01  
Mike Sheaffer, 2F05  
Bob Ellison, 2F04  
Kara McCabe, 2F01

Absent:

Ryan McGuiness, 2F03  
Jim Loucks, 2F06

**Chairman Dyer** called the meeting to order at 7:00 pm.

**Approval of Agenda**

**Kramer** made a motion to accept the agenda. **Bernardo** seconded the motion and the motion carried unanimously.

**1430 K Street, American Educational Research Association – Tax Exempt Bond Approval**

**Dyer** introduced **Felice J. Levine**, Executive Director of the American Educational Research Association (AERA). **Levine** stated they are a large association, primarily consisting of teachers and educators. Their goals are to provide quality education and to improve the school system. During the past three years, the organization has dramatically increased in size from 300 to 450 people over the past three years.

Their counsel, **Olivia Shay-Byrne**, of the law firm of Reed Smith, announced that AERA has purchased the three top floors at 1301 K Street to use as its new office. They would like to use tax exempt revenue bonds that are issued by the city. The AERA's name is on all the bonds and they will be held liable for payment.

**Dyer** asked **Shay-Byrne** what would be the financial advantage to AERA. She stated that there would be a 2% savings on these bonds because of their tax exempt status. **Kramer's** next question was to ask if the District has been able to float bonds. **Shay-Byrne** replied in the negative. She added you can go to a private bank, such as Wachovia, to float the bonds and get a conduit bond. She indicated they would ask the

city government to approve the bonds. **Kramer** then asked if the District absorb the transaction costs. **Shay-Byrne** noted that D.C. actually makes money on this activity, and the revenue is returned to the city's coffers. She added that **Michael Hodge** had done a great job in running this project.

**Kramer** moved that the CDC recommend that the ANC to send a letter of support in the application of AERA to receive tax-exempt revenue bonds from the DC Government. **Richardson** seconded the motion and the motion carried unanimously. **Dyer** indicated this matter will now be placed on the Consent Calendar.

### **1641 13<sup>th</sup> Street -- Ari Karen – Zoning Variance**

**Chairman Dyer** then introduced **Ari Karen**, who discussed his proposed plans for 1631 13<sup>th</sup> Street.

**Karen** plans to renovate the yard and to replace the windows. He will not make any structural changes to the front of the dwelling, but would build an addition on the back, using the same type of stucco finish as that used on the adjacent home renovations. He mentioned his proposed addition would not block the light from any of his neighbor's houses. In fact, after meeting with the tenants and owners of the adjacent houses, his neighbors are in "full approval" of his renovation plans. He said the proposed addition is consistent with other neighborhood home additions and his renovation will improve the neighborhood.

**Karen** mentioned there would be about 2 ½ feet from the southernmost point of his structure to the next house. **Richardson's** concern was, if there were an emergency, would that small amount of easement provide adequate exit space from the home. **Karen** said he would "try to find that out." **Richardson** added that, say, if there were a fire in the home, **Karen** would need to provide efficient access from the addition to the outside. **Karen** then showed a blueprint of the house. **Kramer** asked for the section numbers and **Karen** said he would comply with her request.

**Kramer** then moved that the CDC recommend to the ANC to send a letter supporting the application of 1641 13<sup>th</sup> Street, N.W. for special exceptions to Title 403.1 and 406.1 on the grounds that there will be no adverse impact on light and air on adjacent properties. **Robfogel** seconded the motion and the motion carried unanimously.

**Chairman Dyer** thanked the committee for their hard work throughout the year and adjourned the meeting.