

**ANC 2F Community Development Committee  
November 28, 2007 – 7PM  
Washington Plaza Hotel**

In Attendance:

Mike Benardo, Chairman 2F06  
Jim Cook, 2F02  
Joel Heisey, At-Large

Helen Kramer, 2F04  
Jim Loucks, 2F06  
Jim Richardson, 2F02  
Samuel Robfogel, 2F01  
Brian Vargas 2F03

Absent:

Jennifer Trock, 2F04  
Chris Dyer, 2F03

Phillipa Hughes, 2F01

**Chairman Benardo** called the meeting to order.

**Kramer** moved, **Richardson** seconded to approve the agenda  
Vote 8:0

**Approval of Agenda**

**Hotels Washington – 1434 F Street, NW** Application to the Board of Zoning Adjustment for special exception relief from the roof structure requirements of Sections 411.11 and 770.6 of the Zoning Regulations to allow the placement of two new air handling units on the roof of the Hotel Washington. Within the C-5 District, all rooftop mechanical equipment must be set back from all street-facing exterior walls a distance equal to twice the height of the structure. The units will be set back a distance equal to twice their height from the hotel's exterior walls along F Street, Pennsylvania Avenue, and 15<sup>th</sup> Street, they however; will not be sufficiently set back from the walls of the hotel's interior courtyards. No change to current rooftop mechanics.

Applicant is asking for special exception relief from the roof structure requirements because where it is impractical with operating difficulties, size of the building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, and or unreasonable.

Presentation by: Holland and Night, LLP

**Kramer** moved for that the CDC recommend to the full ANC that it send a letter to the BZA in support of a variance of the rooftop air handling units because the applicant successfully demonstrated that the physical characteristics make it difficult for the owner to use the property; that granting the application will not be of substantial detriment to the

public good; and that granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

**Cook** seconded the motion and the motion carried unanimously.

Vote: 8-0

**Central Union Mission Redevelopment (1625-31 14th Street, NW – SE corner of R and 14<sup>th</sup> Streets, NW)** – Application to the Board of Zoning Adjustment Presentation by: Jeffrey Schonberger, Alturas Real Estate Interests, LLC. The property consists of a limestone structure and a series of three-story brick attached structures (1625, 1627, and 1629 14<sup>th</sup> Street, NW). All of the structures are currently used by the Central Union Mission as a community-based residential facility, offices, chapel, and accessory uses. The three buildings are connected internally and are therefore considered to be one building for purposes of zoning. Following the proposed renovation and addition, the property will contain approximately 17,270 square feet devoted to ground floor retail and approximately 36 residential units. Additionally, a single level of below-grade parking containing 34 parking spaces will be constructed to accommodate the residential use.

The applicant is seeking the following zoning relief from:

Variance relief:

Non-conforming structure; lot size 100% of lot coverage

Inclusionary zoning

Special exception relief from:

Two roof structures at unequal heights;

Arts Overlay design and use requirements

Presentation by: Jeffrey Schonberger

The CDC will wait to make a decision regarding the special exception relief from the Arts Overlay design and use requirement until they have heard from the Office of Planning regarding the Arts Overlay its current application in the Logan Circle area. Additionally, no decision was made about the variance relief regarding the Inclusionary zoning until the Office of Planning has weighed-in.

**Vargas** moved for that the CDC recommend to the full ANC that it send a letter to the BZA in support of a variance of the two rooftop units of unequal heights, and the relief of the non-conforming lot size because the applicant successfully demonstrated that the physical characteristics make it difficult for the owner to use the property; that granting the application will not be of substantial detriment to the public good; and that granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map.

**Kramer** seconded the motion and the motion carried unanimously

Vote: 8-0

**DuPont Circle Association Zoning Reduction Proposal**—Northeast Dupont Area

Neighborhood presented the zoning reduction goals of the organization to bring the existing zoning laws into conformance with actual use and with the 2006 DC Comprehensive Plan. The Northeast Dupont Neighborhood Zoning Reduction Proposal includes the south side of the 1400 block of S Street, NW in the overall down zoning initiative. Busch pointed out that the zoning reduction will help keep the indented character of the low scale nature of the neighborhood as well as preserve and protect the environment.

**Kramer** speaks in support of this application.....this zoning (high rise) was in place to help bring back the neighborhood after 1960 riots through economic development. But she asks the question, “Does the existing historic district provide adequate protection from current development processes?”

Presentation by Rick Busch

**Vargas** moved for that the CDC recommend to the full ANC that it send a letter to the Office of Zoning and Planning in support of the Northeast Dupont Neighborhood Zoning Reduction Proposal.

**Kramer** seconded the motion and the motion carried unanimously

Vote: 8-0