

ANC 2F | Community Development Committee Meeting

MINUTES

WEDNESDAY
NOVEMBER 29, 2017

7:00 P.M.

MARRIOTT MARQUIS HOTEL
901 MASSACHUSETTS AVE., NW

Attendance

PRESENT

Commissioner Deeley (2F08)
Dave Feinstein
Scott Frost
Joel Heisey
Helen Kramer
John Long
Jim Loucks
Sarah Marcus
Jenny Rickard*
Commissioner Rubin* (2F05)
Commissioner Sylvester (2F07)

ABSENT

Garrett Berntsen
Lou Cipro
Greg Melcher

GUESTS AND PRESENTERS

Will Westhafer, NORR Architects
Juan Font, CoreSite
Todd Blair, CoreSite
Nneka Shelton

**denotes Committee member(s) not present for all votes*

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:07 p.m.**

Approval of Meeting Agenda

Commissioner Deeley moved to adopt the draft agenda without modification; the motion was seconded and adopted unanimously the Committee.

Vote: 9-0 (unanimous; Rickard and Rubin not present)

Approval of October 25, 2017 Meeting Minutes

Commissioner Deeley moved to adopt the draft October 25, 2017 meeting minutes without modification; the motion was seconded and adopted by the Committee.

Vote: 4-0-5 (Rickard and Rubin not present)

Old Business

1210 R Street, NW (2F01)

No applicant present

Modifications to BZA approval for the Logan Station condominium

Having previously provided its informal opinion on this matter, and with no applicant present, the CDC took no further action.

No action taken

1437 11th Street, NW / Benito's Place (2F04)

No applicant present

DDOT public space committee application for new unenclosed sidewalk café

Having previously recommended that the full ANC that protest this applicant, and the full ANC having subsequently adopted that recommendation, and with no applicant present, the CDC took no further action.

No action taken

New Business

1428 12th Street, NW (2F04)

No applicant present

DDOT public space committee application for new enclosed sidewalk café

With no applicant present and the application no longer appearing in DDOT's online application tracking system, the CDC took no action.

No action taken

Will Westhafer, NORR Architects
Todd Blair, CoreSite
Juan Font, CoreSite

1099 14th Street, NW (2F08)

BZA special exception (penthouse requirement)

Architect Will Westhafer, and CoreSite representatives Todd Blair and Juan Font, requested the Committee's support for a zoning special exception to allow for placement of necessary cooling and electrical infrastructure on the building roof to support CoreSite data center business. The Committee inquired about the exact location of the proposed infrastructure, and the building's elevation compared to surrounding buildings. Commissioner Deeley moved that the CDC recommend that the full ANC send a letter to BZA supporting the special exception application as presented by the applicant; the motion was seconded and adopted unanimously by the Committee.

Vote: 11-0 (unanimous)

1460 P Street, NW (2F02)

No applicant present

HPRB concept and massing/one-story addition (to 15th Street side of building)

Having not received official notice from HPO of this application, and with no applicant present, the CDC took no action and deferred consideration of the matter to its December 2017 meeting.

No action taken

924 N Street, NW (2F06)

Nneka Shelton

BZA variance/use (max. number of principal dwelling units)

Nneka Shelton, representative for the property owner, requested the Committee's support for a zoning variance to allow for continued operation of four apartment units at 924 N St, NW. Shelton explained that the need for a zoning variance resulted from the building owner's attempt to obtain a new Certificate of Occupancy (CofO) and business license, both of which the owner claimed to be unaware had been forged. Shelton maintained that the owner was unaware of non-compliance and argued that the application met the conditions of the three-part variance test—especially the "undue financial hardship" that converting four units into two units would impose on the owner. The Committee was unsympathetic to the owner's claimed ignorance of non-compliance and pointed out that at no time since the owner's 2001 purchase did the property's zoning ever permit more than two residential units in the dwelling.

Joel Heisey moved that the CDC recommend that the full ANC send a letter to BZA opposing the variance application due to prolonged non-compliance with District zoning regulations (illegal

operation as a four-unit apartment building in a zone that has never permitted it), and failure to meet the criteria of the three-part test in XS1000-- specifically, that this is an "exceptional situation resulting in an undue hardship", particularly given the substantial financial potential of this property in the current real estate environment. The motion was seconded and adopted unanimously by the Committee.

Vote: 11-0 (unanimous)

Meeting adjourned at **7:49 p.m.**