

# 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*

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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

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### 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

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### 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)**

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### 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**

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### 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

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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.**