

# ANC 2F | Community Development Committee Meeting

## MINUTES

WEDNESDAY  
MARCH 28, 2018

7:00 P.M.

NT'L CITY CHRISTIAN CHURCH  
5 THOMAS CIRCLE, NW

## Attendance

### PRESENT

Commissioner Deeley (2F08)  
Brad Thornton (2F01)  
Scott Frost (2F03)  
Sarah Marcus (2F04)\*  
Commissioner Rubin (2F05)  
Greg Melcher (2F06)\*  
Commissioner Sylvester (2F07) \*  
Dave Feinstein (At-Large)  
Joel Heisey (At-Large)  
Helen Kramer (At-Large)  
Jim Loucks (At-Large)

### ABSENT

Lou Cipro (2F02)  
John Long (At-Large)

### GUESTS AND PRESENTERS

Nneka Shelton  
Jeff Jackson

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

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:03 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: 8-0 (Marcus, Melcher, and Sylvester not present)**

### Approval of February 28, 2018 Meeting Minutes

Commissioner Deeley moved to adopt the draft February 28, 2018 meeting minutes with three minor corrections made at that time by the Executive Director; the motion was seconded and adopted the Committee.

**Vote: 6-0-3 (Marcus and Melcher not present)**

## Old Business

### 924 N Street, NW (2F06)

Nneka Shelton

*BZA area variance for max. number of principal dwelling units*

Nneka Shelton, representative for the applicant, provided a brief summary of her previous appearance before the CDC to request a use variance. Commissioner Deeley then summarized the CDC's disagreement with the "undue hardship" argument at that time. Shelton went on to explain that after additional consultation with Zoning Administration, the applicant changed from a use variance request to an area variance request. Shelton presented the three-pronged test in the zoning regulations for an area variance, and contended that the application met all three prongs.

After Committee discussion about the application, Helen Kramer moved that the CDC recommend

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that the full ANC send a letter to BZA opposing the application for area variance on the grounds that the applicant's claimed practical difficulty in coming into conformance with the zoning regulations has no merit, since the previous operation of four units was, as is now, illegal. Kramer accepted Commissioner Deeley's friendly amendment stating that the applicant failed to demonstrate how the application met with the other two prongs of the three-pronged test. The motion was seconded and adopted unanimously by the Committee.

**Vote: 11-0 (unanimous)**

## **New Business**

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### **901 Massachusetts Ave, NW (2F06)**

Jeff Jackson

*DDOT public space application for new unenclosed sidewalk cafe*

Jeff Jackson, representative for the applicant, requested the Committee's support for an unenclosed sidewalk café for Arroz restaurant. Jackson explained that subsequent to his previous appearance before the CDC previously for this matter to request approval for a summer garden, which the CDC supported, DCRA informed the applicant that use of the space in question would in fact require DDOT public space approval for a sidewalk café instead of a summer garden.

Helen Kramer moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee in support of the application as presented by the applicant; the motion was seconded and adopted unanimously by the Committee.

**Vote: 11-0 (unanimous)**

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### **1461 P St, NW (2F02)**

No applicant present

*DDOT public space application for new unenclosed sidewalk cafe*

With no representative present for the applicant, Commissioner Deeley moved that the CDC recommend that the ANC send a letter to the DDOT Public Space Committee opposing the application based on the applicant's failure to participate in ANC 2F's review process despite being contacted two separate times by ANC 2F; the motion was seconded and adopted unanimously by the Committee.

**Vote: 11-0 (unanimous)**

Meeting adjourned at **7:38 p.m.**