To: Board of Zoning Adjustment
727-6072

Fr: Cody Rice, Chair of ANC 6A Economic Development & Zoning Committee
566-0649 C.R.

Re: ANC 6A Representation for BZA Case 16934

Pages: 4 (including cover sheet)

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Attached please find an approved copy of the minutes of the November 7, 2002 Public Meeting of ANC 6A. These minutes (see pg. 3) confirm the selection of Ms. Virginia Gaddis to represent ANC 6A before the BZA on Case 16934 at 922 Constitution Ave NE. Please contact me at the number above with any questions.

BZA
Case No. 16934
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.16934
EXHIBIT NO.31

District Of Columbia Government
ADVISORY NEIGHBORHOOD COMMISSION 6A
PO Box 76680, Washington, DC 20013 (202) 547-8741

Minutes of ANC 6A Monthly Public Meeting

Date: November 7, 2002
Place: Miner Elementary School, 601 15th Street, NE
Time: 7:00 pm
Chaired By: Commissioner Daniel Pernell, ANC 6A Vice Chair

Commissioner Jarrell established a quorum of nine Commissioners at 7:20. Commissioner Fields arrived shortly afterward.

Present: Commissioners Hall (01), Pernell (02), Jarrell (03), Quigley (05), Fields (07), Harris (09), Nelson (11), Ferrell (12), Basterrechea (13) and Raglin (14).

Absent: Commissioners Amon (04), Edwards (08) and McIntyre (10). SMD 6A-06 remained vacant.

Change of Chair: Commissioner Nelson made a point of order motion to have Vice Chair Pernell chair the meeting and for the Commission to schedule a meeting to consider removal of the Commission Chair. He stated that Commissioner Jarrell had demonstrated gross negligence of his duties. Commissioner Basterrechea seconded the motion. Commissioners Pernell, Fields, Nelson and Basterrechea voted in favor of the motion. Commissioners Hall, Jarrell, Quigley, Harris, Ferrell and Raglin abstained. Commissioner Jarrell deferred to Commissioner Pernell without complaint.

Approval of Agenda: Commissioner Ferrell requested that the Grand Prix and 2nd & F, NE rezoning items be added to the Z&L portion of the agenda. The agenda was then adopted unanimously.

Commissioner Announcements: Commissioner Nelson congratulated all the candidates for ANC seats and asked them to stand for a round of applause. He also forwarded a $210 bill for rental fee for an SMD meeting to the Treasurer. Commissioner Ferrell announced that the Zoning Commission had approved the Pritchard's appeal of the 10th & Constitution side yard issue and congratulated the community members involved. Commissioner Pernell announced that the Uline Arena trash transfer facility has closed its doors permanently, another achievement, and that after years of hard work, ATF will soon be bringing 6,000 jobs to his district. Commissioner Quigley announced that she would not be able to attend the December ANC meeting and thanked everyone for their support during the term.

Approval of Minutes: Commissioner Quigley presented minutes for July 11, 2002. They were adopted with nine votes in favor and Commissioner Fields abstaining.

Treasurer's Report: Commissioner Hall presented six quarterly reports covering the period of January 1, 2001 through June 30, 2002 and made a motion for the Commission to approve them, seconded by Commissioner Quigley. Commissioner Ferrell stated that the reports were for calendar years while the city requires fiscal year reporting, so they would be inconsistent. The motion was amended to require the reports to reflect fiscal year rather than calendar year and passed. Commissioners Hall, Jarrell, Quigley, Nelson and Basterrechea voted in favor of acceptance. Commissioners Pernell, Fields, Harris, Ferrell and Raglin abstained.

Proposed Expenditures: Commissioner Hall proposed three items for approval:

Post Office box:	$ 100
Storage Bill:	$1,015
Meeting Space Fee:	$ 210 (Washington Community Fellowship Church)

All three items were approved with six in favor (Hall, Pernell, Quigley, Harris, Nelson and Basterrechea), three opposed (Jarrell, Fields and Raglin) and one abstention (Ferrell). Commissioner Quigley stated that the phone bill was also due, but no bill was available so it was not proposed.

Zoning and Licensing:

Hays School: Ms. Veronica Pace from the DC Office of Aging presented the plans to modify the building to establish a fitness and welness center and requested the ANC's support of their requested variance. Commission Pernell supported the request, stating that the community has been trying to get the property fixed up since 1991. Mr. Postell, the Ward 6 representative for aging also supported the request, stating that the center will be an invaluable resource for the community. Commissioner Pernell made a motion to support the variance, seconded by Commissionier Ferrell. The motion passed with nine votes in favor and one abstention, Commissioner Fields. Commissioner Pernell noted that there would be a briefing on the plan December 18, 2002 at the JO Wilson School.

2nd & F, NE Rezoning: Mr. Eric Forsberg, a community member, presented a proposal to rezone a corner property and three lots in the middle of the 200 block of F St. from R-4 residential to C-2 commercial. He stated the corner property had been vacant for 30 years and is intended to become a coffee shop, which the neighborhood wants. He also stated that the Office of Planning had advised him that spot zoning of a single lot was undesirable and that he should request rezoning of the other lots as well. Commissioner Ferrell stated that rezoning would increase property taxes of home-owners and will increase parking requirements, and would be better accomplished as a special exception. At least two community members stated that they oppose any sort of erosion of residential property in the neighborhood. Commissioner Jarrell made a motion to oppose the 2nd and F rezoning request, seconded by Commissioner Hall. The motion passed unanimously.

Grand Prix: Commissioner Raglin requested the Commission send a letter to the city opposing future Grand Prix races at RFK. The motion was approved unanimously.

500 New Jersey Avenue: This item was on the October agenda but was not addressed due to lack of quorum. The National Association of Realtors has purchased the property from Mr. Jay Hellman and requested several variances from the BZA in order to maximize use of this triangular piece of property. In 2001 the Z&L Committee voted to support Mr. Hellman's request for the similar variances because of the redeeming value of the design. On September 11, 2002 the Committee voted to oppose the current request because the modern design offered no such value. On October 22, 2002 the BZA approved the subject application without benefit of ANC involvement. Commissioner Hall made a motion to request the BZA reconsider its approval and request a transcript of the BZA hearing with a waiver of any fee. The motion was seconded by Commissioner Jarrell and approved with nine votes in favor. (Commissioner Fields was not in the room at the time.)

Pilgrim AME Church: Commissioner Ferrell stated the church is requesting a variance for parking and made a motion to support. Commissioner Basterrechea seconded. The motion passed with eight votes (Pernell, Quigley, Fields, Harris, Nelson, Ferrell, Basterrechea and Raglin). Commissioner Jarrell abstained.

920–922 Constitution Ave., NE: The BZA has scheduled a hearing of the ANC's appeal of the Zoning Administrator's permit approval for November 19, 2002. Commissioner Quigley nominated Ms. Virginia Gaddis to represent the Commission at the hearing. Eight commissioners voted to approve Ms. Gaddis (Pernell, Jarrell, Quigley, Harris, Nelson, Ferrell, Basterrechea and Raglin) and the designation was approved.

H Street Strategic Development Plan: Ms. Karina Ricks of the Office of Planning presented the results of the fall design charette. It breaks up H Street into several zones with varying natures (dining, grocery, residential, offices) with the intention of avoiding the "office ghetto" development that has occurred downtown. She stated that parking would be well represented and was a priority for businesses as well as residents. The city also plans to bring a trolley to H Street, reminiscent of its early days.

The meeting adjourned at 9:15.

Submitted by:

Janet Quigley 1/2/02

Janet Quigley
ANC 6A Secretary

Date Approved