



Report of the ANC 6B Planning and Zoning Committee

May 9, 2024

Commissioners Present: Avery (6B01 – Partial), Sroufe (6B02), Sobelsohn (6B03), D’Andrea (6B04 – Charing), Durkit (6B05)

Resident Members Present: Rutkowski (6B01), *Lea (6B01 – Alternate Not Voting)*, Friedman (6B02), Smith (6B03), *Girod (6B04 – Alternate Voting)*, Jarboe (6B05), Robertson (6B06), Taylor (6B07-Partial), Bruggman (6B08), Holman (6B09 – Vice Chair)

1. Introductions/Call to Order

The meeting was called to order at 7:05 p.m.

2. HPA 24-209: 816 G Street, SE

Project: To construct a two-story side addition to an existing semi-detached rowhouse in the RF-1 zone.

Owner(s): Sidney Neely

Applicant: Gregorie Holeyman, greg@barnstararchitects.com

Hearing Date: 06/23/24 or 06/30/24 [6B04]

Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/253368032713>

The applicant presented an application to demolish and expand an existing side addition to two stories. It was noted by the applicant that they had been advised by the Zoning Administrator that special exception relief would be required and that they would be coming before the committee at a future date regarding that matter once they had applied to BZA. No substantive concerns were raised regarding the historic preservation aspects of the case.

Motion [D’Andrea/Durkit] to recommend that full ANC send a letter of support to the HPRB and to place the item on the consent agenda. The motion passed 12-0-1 with Commissioner Sobelsohn abstaining. Commissioner Avery was not present for this vote and did not participate.

3. BZA 21093: 138 E Street, SE

Project: To construct a second story addition to an existing detached accessory garage to an existing, attached, three-story, principal dwelling unit in the RF-1 zone.

Owner(s): Joseph and Kyle Fortson

Applicant: Jennifer Fowler, jennifer@fowler-architects.com

Hearing Date: 06/12/24 [6B01]

Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=21093

The applicant presented an application to construct a second story addition to an existing single-story garage at the rear of their property. The addition was within the by-right zoning envelope except with respect to the lot area occupancy. The existing first-floor garage structure was over the 60% limit set



under the base zoning. Neighbors raised concerns regarding light, privacy and the massing of the structure having deleterious effects on their property. While there were impacts, the committee felt that they did not rise to the standard of an undue burden as compared to the by-right construction allowed by zoning.

Motion [D'Andrea/Holman] to recommend that full ANC send a letter of support to the BZA and to place the item on the consent agenda. After discussion, Commissioner D'Andrea made a friendly amendment to his own motion to specify that the item be placed on the regular agenda. There being no objection from Vice-Chair Holman, the amendment was adopted. The motion as amended passed 11-1-1 with Resident member Rutowski opposed and Resident Member Friedman abstaining. Commissioner Avery was not present for this vote and did not participate.

4. HPA 24-237: 138 E Street, SE

Project: To construct a second story addition to an existing detached accessory garage to an existing, attached, three-story, principal dwelling unit in the RF-1 zone.

Owner(s): Joseph and Kyle Fortson

Applicant: Jennifer Fowler, jennifer@fowler-architects.com

Hearing Date: 06/23/24 or 06/30/24 [6B01]

Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/256729129514>

The applicant presented the historic preservation portions of the above noted case which is the same property and project as that considered in BZA 21093. No substantive comments were raised regarding issues related to historic preservation. The applicant was commended for switching out stucco to brick.

Motion [D'Andrea/Sroufe] to recommend that full ANC send a letter of support to the HPRB and to place the item on the consent agenda. The motion passed 13-0-0. Commissioner Avery was not present for this vote and did not participate.

6. Consideration of CBA for Alley Closing in Square 762

Commissioner D'Andrea introduced the CBA, which had received a favorable recommendation from the Subcommittee on Street and Alley Closings. Discussion centered around a provision of the CBA that requires the ANC to periodically urge the Ward 6 Councilmember to close the alley in concurrence with the ANC's potential recommendation to close the alley. Discussion also touched on possible review of the CBA by the DC OAG's office. While further negotiation on the CBA might be possible, it was noted that the agreement had been carefully negotiated and further changes may jeopardize the balance struck.

Motion [Sobelsohn/Sroufe] that the Committee recommend to the full ANC the CBA be approved and that, having approved the Agreement, the ANC transmit a letter of support to the surveyor's office. It was further moved that ANC6B send correspondence to the DC Council to include the request that the Council include the entire CBA or the provisions of the CBA in any legislation related to the alley closing. It was further moved that the item be placed on the regular agenda. The chair, via unanimous consent, asked for the vote to be a roll-call vote. The motion passed 8-5-0. Commissioners Sroufe, Sobelsohn and D'Andrea and Resident Members Rutowski, Smith, Girod, Jarboe



and Holman voted aye. Commissioners Avery, Durkit and Resident Members Friedman, Robertson and Bruggman voted nay. Resident Member Taylor was not present for the vote and did not participate.

7. Adjournment

The chair motioned, via unanimous consent, to adjourn. No objections being heard, the meeting was adjourned at 10:25 p.m.