



## Report of the ANC 6B Planning and Zoning Committee

June 6, 2024

**Commissioners Present:** Sroufe (6B02), Sobelsohn (6B03), D’Andrea (6B04 – Charing), Ryder (6B08)

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

### 1. Introductions/Call to Order

The meeting was called to order at 7:06 p.m.

### 2. BZA 21144: 411 8th Street, SE

**Project:** To permit a fast-food establishment use in an existing, attached, two-story commercial building in the MU-4/CHC zone.

**Owner(s):** Taco Bell of America, LLC/Zusin Development LLC, [ilya@zusin.com](mailto:ilya@zusin.com)

**Applicant:** Christopher S. Cohen, [christopher.cohen@hklaw.com](mailto:christopher.cohen@hklaw.com)

**Hearing Date:** 07/03/24 [6B03]

**Plans:** [https://app.dcoz.dc.gov/Home/ViewCase?case\\_id=21144](https://app.dcoz.dc.gov/Home/ViewCase?case_id=21144)

The committee heard from the applicant and close in neighbors regarding the application for a special exception to allow a fast-food use in the MU-4/CHC zone. The applicant described the project which would remain entirely within the existing footprint. The applicant proposed constructing an indoor trash area. Two roof top units and soundproofing (as well as indoor condenser units) were included pursuant to discussions between the applicant and the close-in neighbors. A list of conditions agreed to by the close-in neighbors and the applicant was still being negotiated with an eye towards finishing by Tuesday. The list of conditions would be sent by the ANC to the BZA and requested to be included in any BZA order. The committee also requested the applicant work with the close-in neighbors to add a provision to the conditions that would allow for a good-faith effort for further mitigation efforts if the planned efforts do not meet the design targets. Some residents voiced opposition to a fast-food outlet opening at this location and also voiced concerns regarding trash and foot/delivery scooter traffic. The committee asked the applicant to come back to the full ANC with any further solutions they might have to the issues that were raised.

***Motion [Sobelsohn/Sroufe] to forward the matter to the full ANC with no recommendation.  
The motion passed 11-0-0.***

### 3.HPA 24-237: 229 8th Street SE

**Project:** TBD

**Owner(s):** Melissa English, [melissa.english03@gmail.com](mailto:melissa.english03@gmail.com)

**Applicant:** Devon Brophy, [devonbrophy@gmail.com](mailto:devonbrophy@gmail.com)



**Hearing Date:** 06/27/24 or 07/11/24 [6B02]

**Plans:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/265824477286>

This case was deferred by the applicant to the July HPRB meeting.

***No action was taken by the committee.***

#### **4. HPA 24-328: 629 South Carolina Ave SE**

**Project:** To construct a three-story with cellar, rear addition, to an existing, attached, three-story with cellar, principal dwelling unit in the RF-1 zone.

**Owner(s):** 629 SC LLC

**Applicant:** Martin Sullivan, [msullivan@sullivanbarros.com](mailto:msullivan@sullivanbarros.com)

**Hearing Date:** 06/27/24 or 07/11/24 [6B03]

**Plans:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/268186710777>

The applicant was not present when called. The chair will reach out to HPO to defer the case to the July HPRB meeting.

***No action was taken by the committee.***

#### **5. HPA 24-331: 718 7th Street SE**

**Project:** Additions and alterations to an existing two-story structure.

**Owner(s):** Kady Group

**Applicant:** Will Teass, [will@teass-warren.com](mailto:will@teass-warren.com)

**Hearing Date:** 06/27/24 or 07/11/24 [6B03]

**Plans:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/268376948682>

The applicant described a project to partially demolish an existing two-story wood structure and completely demolish a brick accessory structure. The building would be expanded by one floor upwards, and a new basement would be constructed. No substantive concerns were raised about proposed materials, however, the committee asked questions regarding the performance of a flag test, HPO's views regarding the demolition of the accessory structure and neighbor outreach. The applicant promised to return to the full ANC with updates regarding the items raised by the committee.

***Motion [Sobelsohn/Sroufe] that the matter be forwarded to the full ANC with no recommendation. The motion passed 9-1-1. Resident Member Girod was opposed and Commissioner D'Andrea abstained.***

#### **6. Discussion Regarding Investhome**



Commissioner Ryder introduced an item regarding renting practices of Investhome, a developer that has constructed and currently owns several apartment buildings in his SMD. The issues included the units only being marketed to Turkish nationals and the prominent use of the DCHA logo. This item was previously raised at a prior committee meeting, but Commissioner Ryder provided an update. He noted that he had spoke to both OAG and the DCHA and both were looking into the matter.

***No action was taken by the committee.***

#### **7. Discussion Regarding Ebenezer Row Construction**

Commissioners D’Andrea and Sobelsohn provided an update on the Ebenezer Row project. Major construction appeared to be complete, and landscaping was in progress. Work still remained to relocate the existing fence at the driveway. Commissioner Sobelsohn noted that he had made contact with representatives from the Ebenezer Baptist Church (the owners of the underlying land) who are in charge of the project. He hoped to provide contact information for the project for surrounding residents for use as the units are occupied.

***No action was taken by the committee.***

#### **8. Update on Alley Closing in Sq.762**

Commissioner D’Andrea noted the CBA regarding the alley closing (and the required letter of support to the surveyor's office) had been approved by the full ANC. A companion resolution and the CBA were in the process of being transmitted to the full Council. Outreach to Councilmember Allen’s office was also planned.

***No action was taken by the committee.***

#### **9. Adjournment**

The chair motioned, via unanimous consent, to adjourn. No objections being heard, the meeting was adjourned at 10:05 p.m.