



Report of the ANC 6B Planning and Zoning Committee

September 5, 2024

Commissioners Present: Avery (6B01), Sroufe (6B02), Sobelsohn (6B03), D’Andrea (6B04 – Charing), Ryder (6B08), Lafortune (6B09)

Resident Members Present: Friedman (6B02), Smith (6B03), Jarboe (6B05-Partial), Robertson (6B06), Taylor (6B07), Bruggerman (6B08), Holman (6B09-Vice Chair)

1. Introductions/Call to Order

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

2. BZA 21180: 530 5th Street SE [6B03]

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

Owner(s): Steve Kaplan and Kelly Voss, stevekap@gmail.com, kelly.voss@gmail.com

Applicant: Melissa Boyette, missy@oldcitydesign.us

Hearing Date: 10/23/24

Plans: https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=21180

The applicant presented a project to add an addition to the rear of an existing two story rowhouse. Special exceptions were sought to allow increased lot occupancy and to allow the addition to go beyond 10’ back from the rear of the adjacent house. No substantive issues were raised, and one of the abutting neighbors was in support.

Motion [Sobelsohn/Avery] to recommend that the full ANC send a letter of support regarding the project and to place the item on the consent agenda. The motion passed 12-0-0.

3. HPA 24-377: 530 5th Street SE [6B03]

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

Owner(s): Steve Kaplan and Kelly Voss, stevekap@gmail.com, kelly.voss@gmail.com

Applicant: Melissa Boyette, missy@oldcitydesign.us

Hearing Date: 09/26/24 or 10/03/24

Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/272119547780>

The applicant presented the historic preservation portion of the project, related to the BZA case above. The addition would not be visible from the street and was the same height as the existing structure. A dogleg was proposed to be partially filled, but there were no windows at this wall at the adjoining property. A letter from the CHRS in support was received. No substantive concerns were raised.



Motion [Sobelsohn/Avery] to recommend that the full ANC send a letter of support regarding the project and to place the item on the consent agenda. The motion passed 12-0-0.

4. Discussion on Use RF-1/RF-3 Zoned Residential Properties for Unlicensed Commercial Activities

Commissioners Avery and Sroufe spoke to the ongoing issue of residential properties being used for commercial purposes (specifically by lobbying and other political firms) and the lack of enforcement from DOB and other city agencies. They noted that at a recent community meeting, they were told by the director of the DOB, Brian Hanlon, that the mayor had specifically told DOB not to enforce zoning regulations against these organizations. Several residents also noted issues they were having with the property at 319 3rd Street SE due to lax enforcement by DOB and DCLP, with several people living in a building that was not complete and possibly unsafe for habitation.

Motion [Avery/D'Andrea] to recommend that the full ANC send a letter to the mayor asking for an explanation regarding the direction not to enforce zoning regulations, to authorize Commissioner Avery and Commissioner Sroufe to draft the letter and to place the item on the consent agenda. The motion passed 10-1-0. Commissioner Sobelsohn voted no. Resident member Jarboe did not participate in the vote.

Motion [Avery/Sobelsohn] to recommend that the full ANC send a letter asking for assistance regarding issues encountered at 319 3rd Street SE to the appropriate city agencies, to authorize Commissioner Avery to draft the letter and to place the item on the consent agenda. The motion passed 11-0-0. Resident member Jarboe did not participate in the vote.

5. [LATE BREAKING] Discussion on Tax Abatements for 1313 M Street SE

Commissioner Ryder noted that Councilmember Allen had introduced a bill to provide a tax abatement for the large development at 1333 M Street SE in exchange for certain public benefits. These benefits would be separate from other conditions (such as money for an adult day center) proffered in a previously completed PUD. The committee was generally supportive of the bill. Some concerns were raised about the tax abatements needing to be adjusted to compensate for inflationary effects on the original amounts proffered in the PUD.

Motion [Sobelsohn/Sroufe] to recommend to the full ANC that they authorize Commissioner Ryder to draft and present testimony on behalf of ANC 6B and to present that testimony at the upcoming committee hearing regarding the tax abatement bill proposed for the development at 1333 M Street SE and to place the item on the consent agenda. The motion passed 11-0-0. Resident member Jarboe did not participate in the vote.

6. Adjournment

The chair motioned, via unanimous consent, to adjourn. No objections being heard, the meeting was adjourned at 8:48 p.m.