

# **January 2025 ANC 6B Planning & Zoning Committee Report**

**Commissioners:** Wolanin, Sroufe, Pastore, Krebs, Mareino, Ryder,

**Resident Members:** Lea (6B01), Smith (6B03), Jarboe (6B05), Taylor (6B07), Bruggman (6B08), Holman (6B09, Chair)

## **1) HPA 25-083: 321 D Street SE [6B01]**

Architect Lacy Brittingham presented plans for a two-story rear addition requiring Historic Preservation Review Board (HPRB) review. The existing house sits on a 13.3-foot-wide lot, and the proposed addition would extend approximately 20 feet beyond the current footprint. While the project requires zoning relief, the committee's review focused solely on historic preservation considerations at this meeting.

Ms. Brittingham provided documentation demonstrating the addition's subordinate nature to the original structure, including comparative square footage analysis (876 square feet addition versus 1,286 square feet existing) and structural plane calculations (4,171 square feet to remain, 718 square feet to be demolished). The Capitol Hill Restoration Society has expressed support for the project.

Multiple neighbors submitted letters of support. Commissioners Sroufe and Pastore noted the absence of input from the adjacent western property owner. Ms. Brittingham acknowledged previous discussions with this neighbor and committed to updating the commission on any further dialogue before the next meeting. Commissioner Wolanin reported no known opposition from his community discussions.

*Commissioner Wolanin moved to support the project on consent. The motion passed unanimously.*

## **2) ZC 24-21. 1900 Massachusetts Ave SE (ANC 7F, Adjacent to 6B09)**

Meredith Moldenhauer of Cozen O'Connor presented plans for a new correctional facility in ANC 7F to replace the existing Central Detention Facility and Correctional Treatment Facility adjacent to Congressional Cemetery. The project requires Zoning Commission design review under the Hill East Master Plan.

In addition to the overall design review from the Zoning Commission, the application requests: (1) Special exception relief for large-scale government use, (2) Hill East-specific variance for a single building entrance, and (3) Waivers from ground floor preferred use requirements and property line setbacks.

Ms. Moldenhauer explained these requests stem from security, safety, and operational requirements. Following recent Commission of Fine Arts review, the team anticipates revising exterior materials while maintaining the current massing and design. Updated drawings will be filed before the March 17 Zoning Commission meeting.

Resident Member Jarboe provided historical context regarding the Hill East zoning guidelines and their application to jail redevelopment. Resident Member Lea raised concerns about stormwater management impacts on Historic Congressional Cemetery and requested project team engagement with HCC's master planning committee.

**Motion from Resident Member Holman to note to the zoning commissioner general support of the project and the requested special exceptions, variance, and waivers with the following notes:**

- 1) ANC 6B is an adjacent ANC and our support does not diminish any of the issues and concerns raised by ANC 7D, another adjacent ANC, and ANC 7F, where the project is located.
- 2) ANC 6B supports the project as presented but will, if necessary, provide further comments based on further design reviews.
- 3) ANC 6B requests the project team continue discussion with Historic Congressional Cemetery as the project design continues forward, including stormwater management and any impacts on HCC

Motion Passes Unanimously On Consent (Draft Letter Below)