

ANC 6B Planning & Zoning Committee, Minutes of the November 6 meeting

1. **Informational:** Our ANC previously protested 409 E Cap at BZA. The protesting neighbors obtained representation and spoke at the hearings before BZA on Sept 10 & Nov 5. BZA will have a decision meeting on Nov 19. Residents also filed a motion for reconsideration before HPRB.

2. **BZA Application:** 655 South Carolina Ave SE, BZA #21393

Joel Heisey presenting, Ulysses Glee owner. This has been & will remain a small apartment building. The owner requests a fairly minor setback and lot occupancy request, in order to improve living conditions for the tenants. **Motion:** (Sobelson/Sroufe) – support on consent agenda, conditioned on the owner confirming in writing his assertions about neighbors supporting the project. Unanimous.

3. **HPRB Application:** 440 New Jersey Ave SE (house + 435 1st St SE garage), HPRB #TBA

This lot has 2 historic buildings (house and carriage house) owned by Spotify, which plans to renovate and use them as a residence for one employee. It will be a “base” for employees but will not be a hotel or office. There will not be a BZA filing.

Will go to permit next month. HPL will likely approve at a staff level. The Committee quickly agreed that the proposed construction was excellent and designed to improve historic preservation. However, the Committee could not ignore the fact that a corporation with no real estate business was buying a house close to the US Capitol, and discussed ANC 6B’s previous efforts at persuading BZA & City Council to make sure that homes are being used as homes.

Failed Motion: Approval contingent on reaching settlement agreement (Wolanin/Sobelsohn), Wolanin leading. The failure to reach a settlement agreement does not bind the committee. (4-4 TIE)

Failed Motion: (Mareino/Bruggman) inform the ANC that the Committee is not taking a position. (NO VOTE)

Motion: (Sobelsohn / Sroufe) Authorize a group led by Wolanin to seek a settlement agreement on the topic of Spotify’s stated commitments regarding use of the property. **(Passes 5-2-1)**

4. HPRB Application: 603-605 Penn Ave SE

This is already, and will continue being, a daycare (they have all their business certificates, and the address is in a business district). There will be no exterior construction, just some interior work to improve access between the two buildings. The request is for is a title change, which DOB requested the applicant file. While title changes formally go to the Office of the Surveyor in the Department of Buildings, because it's in a historic district, HPRB needs to approve also. The US Post Office will let them keep both street addresses.

Motion (Sroufe/Sobelsohn): Recommend the ANC support the HPRB approving the application, on the consent agenda. (unanimous)