

## July 2025 6B Planning and Zoning Committee Minutes

**Voting Attendance:** Vince Mareino, David Sobelsohn, Jerry Sroufe, Maggie Daley, Michael Bruggman, Edward Ryder, Samuel Pastore, Sarah Robertson (8 votes)

### AGENDA

- a. Legislation: short update from Connor Laughland about DC City Council bill to develop social housing (<https://janeeseward4.com/gnd/>)
  - Next hearing will be soon, but is not yet scheduled
  - No vote. Will discuss offline whether we can agree to specific language.
- b. Citizen request: illegal vacation rental at 220 14<sup>th</sup> St SE (6B06)
  - Proposal: draft a short letter endorsing DOB investigation
  - Motion Vince Mareino, Seconded by Sarah Robertson. Unanimous.
- c. Renovation: **409 E Cap St SE** (6B02)
  - **BZA #21333, HPA #25-323.**
  - This is the home of a boutique design firm, Sanabria & Co. They'd like to add a rear addition. [https://app.dcoz.dc.gov/Home/ViewCase?case\\_id=21333](https://app.dcoz.dc.gov/Home/ViewCase?case_id=21333); Original: [409 E Capitol Street SE-HPRB SUBMISSION\\_06-15-22.reduced.pdf](#); Revised: [409 E Capitol Street SE-BZA SUBMISSION\\_DRAFT\\_05-05-25.pdf](#)
  - Much of the project is by right, but there is a small zoning variance
  - Motion Sroufe (second Robertson):
    - a. Approve Use Variance (A years-old paperwork issue that does not involve construction.)
    - b. Forward to Commission without Recommendation: Zoning Special Exception, HPRB (The two issues that do involve construction.)
    - c. Vote 7 in favor, 1 Against.
- d. Renovation: **730 Rear 11<sup>th</sup> St SE** (6B08), HPA 25-242
  - Demolition of an existing attached rear commercial space and replacement with a single-family dwelling
  - The only adjoining building is occupied by the same owner. The other adjoining properties have empty space – either alleyway or church parking.

- Architect states that most of the adjoining uses are “out of scope” for historic purposes.
- Capitol Hill Preservation Society generally supports the project, but has not submitted a formal letter.
- Motion Bruggman, second Ryder, amendment Sobelsohn: INFORMALLY Advise petitioner to talk more to the neighbors and CHRS, do a flag test, so that we have a clearer perspective. FORMALLY Motion to the HPRB to delay the hearing until the applicant has the opportunity to re-present to the ANC (which can’t happen before September 9). Unanimous

e. LATE BREAKING: Renovation: 418 4<sup>th</sup> St SE

- HPA #25-324 (6B03). Attached email had application, plans, and photos.
- 4 letters of neighbor SUPPORT. Did not yet get official letter from the most adjacent neighbor, but they expect to.
- Designed to look like a house that has been there all along, rather than look like an addition to the existing house.
- Permit review Hearing date Sept. 25
- Motion Sobelsohn, Second Sroufe: support for concept review. Unanimous.

f. LATE BREAKING: Nominations for Committee leadership positions.

- Motion: Sobelsohn, Second Sroufe: Mareino for Chair, D’Andrea Vice-Chair.

g. LATE BREAKING: Recommendations on encouraging commercial variety in ANC 6B.

- Motion: Sobelsohn, Second Mareino: Engage in dialog with the members of Barracks Row Main Street and nearby residents in 6B03 and 6B04 as to whether they would support upzoning, and to get their suggestions on other ideas to help with commercial diversification. Unanimous.