

Minutes: ANC 6B Planning & Zoning Committee

September 4, 2025 @ 7:00 PM – 9:00 PM

1. 624 C St SE, HPA#25-326
 - a. Notes: small residential project; applicant asserts that neighbors support.
 - b. **Motion: email HPA, asking to defer to October**
 - c. Reason: Sobelsohn stated objection to approving without written letters of support from neighbors. Applicant stated they would delay application to gather letters, so that they could get the ANC's unanimous support.
 - d. Vote: unanimous
2. 1341 Pennsylvania Ave SE, BZA #21372
 - a. Notes: construction is done. The request is just for waiver of the requirement to have off-site parking. Neighbor claims they have an easement allowing them to travel across the empty space in the rear where the parking space would go. Applicant agrees an easement exists, but disagrees about its effect. Therefore, Neighbor supports if & only if BZA does not pre-empt lawsuit to resolve the effect of the easement.
 - b. **Motion: support for parking exemption, with the express understanding that BZA not prejudice the litigation regarding any easements**
 - c. Vote: unanimous
3. 409 E Capitol St SE, BZA #21333, HPA #25-323
 - a. Notes: No changes visible from front. Expansion in rear matches several other places on the same block. Neighbors oppose variance for 70% lot occupancy, however, because it would make the area less attractive.
 - b. **Motion: support for Use Variance**
 - i. Reason: no construction; allows continued use as an office; neighbors support
 - ii. Vote: unanimous
 - c. **Motion: OPPOSE the BZA and HPA construction applications**
 - i. Reason: the neighbors have demonstrated hardship
 - d. Vote
 - i. 5 in favor (Sam, David, Maggie, Sarah, Marsha)
 - ii. 3 opposed (Vince, Frank, Michael)
 - iii. 1 abstention (Whit)
 - iv. All others absent
4. 730 Rear 11th St SE, HPA #25-242
 - a. Notes: because of alleys, the only immediate neighbor is a church. Current building is tiny. Renovation would match the size on the block.

- b. **Motion: support renovation in historic district**
 - c. Reason: extensive notice to neighbors and CHRS's approval
 - d. Vote: unanimous
- 5. 418 4th St SE, HPA #25-324
 - a. Notes: 6B approved the design review at July 2025 full meeting.
 - b. **Motion: Frank will advise the ANC that no action is needed**
 - c. Reason: ANC and HPA already approved design review; final filing follows HPA-approved design.
 - d. Vote: Unanimous
- 6. 1105 10th St SE
 - a. **Motion: email BZA & HPRB, let them know that while we like this project, it's not in our ANC**
 - b. Reason: it's in 6/8F
 - c. Vote: unanimous but Sobelsohn abstaining
- 7. Commercial variety in Barracks Row
 - a. **In July, P&Z approved motion: convene a meeting with Barracks Row main street**
 - b. **Amend motion to clarify recommended topics and delegation**
 - i. Recommended topics: commercial variety; a moratorium on fast food, liquor licenses, and/or cannabis licenses; parking, mass transit, and other infrastructure; upzoning the neighborhood to create more affordable 2nd floor shops; the needs of businesses; the needs of residents.
 - ii. Recommended delegation: Comm. Pastore, Sobelson, & Gorman, and Resident Member Sarah Robertson (6B06)