

ANC 6B Planning & Zoning Committee, Minutes of the February 5 meeting

Meeting Link: [https://dc-gov.zoom.us/j/85821349673?pwd=R16bOx90xybn1NcSbdRTsYb65YF3ke.1](https://dc.gov.zoom.us/j/85821349673?pwd=R16bOx90xybn1NcSbdRTsYb65YF3ke.1)

Meeting Passcode (Computer or App): ANC6BPZ!

RMs attending: Mareino 6B07, Sroufe 6B01, Gorman 6B04, Sobelsohn 6B03, Wolanin 6B04  
Commissioners attending: Lea 6B01, Robertson 6B06, D'Andrea 6B04, Smith 6B03, Dawson 6B09

**1. Chisholm Elementary, 1001 G St SE, HPA 26-151 (6B04)**

- Parts of school built in 1948 will be renovated. Parts of school built after 1948 will be torn down and replaced.
- Capitol Hill Restoration Society supports
- Large presentation
- As a school, subject to the DCPS School Improvement Team process, which provides its own input
- **Motion: support the HPA filing as-is (Sobelsohn/Mareino). Vote: Support with Comments about HPRB process, to be drafted by Comm. Gorman, on consent. (9-0-1, D'Andrea absentition for recusal)**

**2. 406 8<sup>th</sup> St SE (6B04), BZA # 21438**

- Emerald Wings, d.b.a. Wingstop, seeks a Usage Special Exception for a fast-food restaurant, and a Building Special Exception from the Refuse Dumpster Regulations. Scheduled **hearing date April 1, 2026**
- At our January 2026 meeting, we voted to seek a settlement agreement
- UPDATE: Settlement talks are still pending
- **No vote**

**3. Spotify, 440 New Jersey Ave SE (6B01)**

- At our November 2025 meeting, we voted to seek a settlement agreement
- Instead, Spotify proposes a Memorandum of Understanding
- **Motion: Enter MOU into the HPRB docket with a statement that we do not object to the project (Mareino/Lea) FAILS 4-4-2** (Pro: Gorman, Mareino, Lea, Wolanin; Anti: Sobelsohn, Smith, Sroufe, Robertson; Abstain: D'Andrea, Dawson)
- Motion: Submit letter approving MOU to DOB, HPRB, CM Allen, and Spotify, without stating our approval for the project (Wolanin/Gorman)

- i. **Motion to Substitute: Letter to (DOB, HPRB, CM Allen, and Spotify), Council, and all Mayoral Candidates announcing our position of concern regarding residential conversion by corporations (Sobelsohn/Sroufe) 7-0-3**
- ii. Final vote: **UNANIMOUS, not onto consent agenda (informal sub. With Sroufe and Sobelsohn volunteer)**

**4. Discussion: Concept Design for HCC Gatehouse (6B09)**

- Historic Congressional Cemetery would like to share a concept design for informational purposes only. This item may return on a future meeting, if the project progresses and HCC needs our endorsement for Historic or Planning review.
- **No vote**

**5. Paul Geiser, 447 New Jersey Ave SE, BZA #??? (6B01)**

- Constructing a 2-story garage as a garage + entertaining space, connected directly to the residence
- Submitted to HPO staff. Got preliminary concept approval.
- Submitted letters to immediate neighbors, but not yet the other neighbors.
- Mainly designed so that VIP can enter by car without being seen
- **No vote**

**6. Little Tree Development, 315 10th St. SE, HPA 26-148 (6B04)**

- Residential renovation.
- Capitol Hill Restoration Society supports
- Builder states that all the neighbors support.
- This house mostly dates from the 1970s and had been abandoned for a long time. Needs to go before the HPRB because it's over 500 sqft.
- **Motion: support as presented before HPRB (Gorman/D'Andrea), UNANIMOUS, onto consent agenda**

**7. Improving by-right "gentle density" guidelines under the Comp Plan**

- See attached letter drafted by ANC 1B
- **Motion to Table until March P&Z Mtg UNANIMOUS**