



ANC 6B Planning & Zoning Committee Minutes

July 9, 2026 meeting, 7:00 pm

Attendance: RM Marsha Lea 6B01, RM Whit Smith 6B03, Commissioner Samuel Pastore 6B05; Commissioner Vince Mareino 6B07 (P&Z Chair and note-taker), RM Michael Bruggman 6B08

1 of 2 LATE BREAKING: 513 10th St SE, HPA 26-334

- “The scope of work is a proposed matter of right conversion of the existing 5 unit apartment house and accessory 1 story garage into two principal dwellings. The first would occupy the existing principal structure with an addition, and the second would occupy a proposed second story of the existing accessory building.”
- No BZA approval required
- Proposal would preserve all exterior facades, but would do a gut-renovation of the interior, in order to convert it from 5 small apartments into one large single-family home, and convert the large garage into an accessory dwelling small home
- Proposed awning is new and not necessarily historical, but rather a design that respects the neighborhood
- Neighbors at 511 10th St (Thomas Parker) and 515 10th St (Meryl B) both showed up and spoke.
 - 511 is concerned with how large the existing garage is, and now becoming 2 stories.
 - Architect responds: actually, the plan is to make the garage only 50% of the existing footprint, so the 2nd story won't shadow as much.
 - 511: I understand, but personally object
 - 515: please explain the construction schedule, and whether rubble and water would affect us, especially the basement.
 - Architect responds: we are making the basement much larger, and agree that is unusual. However, we're reinforcing the underpinning to keep it separate from your property, and avoid flooding.
 - 515: Does your firm have experience with this kind of underpinning?
 - Architect responds: I'm just an architect. It's the contractor who would do the work, and they're experienced.
 - 515: Thanks. How will the construction process go, so we know what we're living through?



- Architect responds: The contract will dig test holes to get soil quality and other geo-technical and hydrological data. Regardless, we'll be installing a sump pump to force the water into the street / sewer.
 - 515: Who is the contractor?
 - Architect responds: JD [Schmidt Development](#) & Construction
 - 511: What's the duration of the construction project?
 - Architect responds: generally, 10-16 months.
- 521 10th St SE (Alex Mann)
 - 521: The entire block is very excited to see this blight being repaired. We are a very community-oriented block that each know each other. We're excited to have a new neighbor, just concerned about construction. Can you explain who could / couldn't see the new 3rd floor?
 - Architect responds: we meet the legal standard because the 3rd floor isn't visible from the opposite curb. However, it's obviously visible from some other locations, like neighbors' porches.
- Clare Mannerow, 9th St
 - CM: we're on 9th St but share the alley. On the alley side, we're concerned about the length of time of the renovation – especially use of the alley for construction.
 - Architect responds: it's a 30ft public alley; even if we need to put a dumpster in the alley, there would still be room for people to walk and drive. DDOT would not issue us a permit if we did block the alley.
 - CM: timeline?
 - Architect responds: 12-16 months construction. Assuming an orderly review process at HPRB, then we have a permitting process that can take another 6 months.
- Debate
 - Bruggman: perhaps we request a shade study before the next mtg
 - Lea: also, include a written estimate of construction timing
 - Architect responds: our HPRB concept review is July 23, then Sept 24
 - Mareino: then we'll write a letter now, so we don't miss our chance. Committee, do we care at all about height, awning, windows
 - Pastore & 515: note that this doesn't necessarily improve affordability – not about this project, but for general consideration
 - Holly (neighbor): the building isn't actually inhabited though; a real family is better than a vacant building
 - Lea: I'm unimpressed with the new canopy. Let's ask them to commit to exploring other options.



- **Motion: Support if and only if the applicant will (1) provide the neighbors with a shade study, (2) provide the neighbors with a written estimate of construction timing, and (3) discuss different options for the canopy with the HPRB. NOT ON CONSENT (Mareino/Pastore) Unanimous.**

2 of 2 LATE BREAKING: 1236 D Street SE (not yet assigned HPRB / BZA docket)

- Owner-occupant Devon Hinojosa has “plans that would expand the home by approximately 16 feet and ultimately create a three-bedroom, three-bathroom residence”
- Devon Hinojosa: I have touched base with all of the homeowners on D between the alley and 13th. All have expressed support for the project. My immediate neighbors provided written letters that they support the project.
- Architect Norman Smith
 - proposing 16 foot addition to the rear, which is more than the zoning limit. The only relief we expect to need is from the “maximum rear projection” zoning setback, which would be exceeded by 6 feet. Otherwise zoning compliant.
 - The goal is to make the house large enough for the owners to have children comfortably. Notice that this block has extremely long lots, so there is still plenty of backyard.
 - We’re intentionally making the exterior high-end, attractive, and with wood windows designed to look like traditional windows
 - We believe we’re fully compliant with the Capitol Hill historic guidelines
- Devon Hinojosa: we’re eager to make this look traditional. We have eager agreement from the owner-occupant to the west, the tenant to the east, and the owner of the pool to the rear. We have agreed to pay to have our mutual fences repaired, too.
- Architect Norman Smith: we plan to submit these exact plans to HPRB and BZA soon, and hope you can give your support now, rather than wait until September.
- **Motion: Support the presented project, conditional on the applicant supplying the ANC and Commissioner Mareino with the docket numbers once they are assigned by BZA and HPRB. Commissioner Mareino would be instructed to file the letters of support once confirming that the applications, as submitted, are generally compatible with what was presented at the P&Z meeting. On Consent Agenda. (Mareino/Pastore) Unanimous.**