



**ADVISORY NEIGHBORHOOD COMMISSION 6B
PLANNING AND ZONING COMMITTEE MEETING**

September 2018

REPORT

Commissioners present: Burger (chairing), Samolyk, Sroufe, Waud
Resident Members (RM): Danks, Jarboe, Ryan, Thomas

- 1. HPA 18-511: 624 C Street, SE; concept/one-story rear addition above existing basement and first floor, alter rear façade; Owner: Arun and Susannah Gopalan 202-538-1737, Susannah.vance@gmail.com; Application: Jennifer Fowler, 202-546-0896, Jennifer@folwer-architects.com (Gutowski) [6B02]**

Presenter: Jennifer Fowler, architect

Comments: One story rear addition on an existing three-story house. Applicant will remove the existing deck, then build the addition out so it aligns with the neighbor at 622 C St. Letter of support from 622 C St. Neighbor at 626 is a renter; applicant is working to locate the owner.

Commissioner Sroufe moved (seconded by Commissioner Samolyk) to recommend the ANC support the application and place the item on our consent agenda.

The motion passed 7-0-0.

- ~~**2. HPA 18-600: 210 9th Street, SE; concept/rear addition; Owner: Michael Kirby 202-716-3779, kirbymd@gmail.com; Applicant: Stephen Lawlor, R.A. 202-543-4446 [6B05]**~~

This item will be considered at the October 2018 meeting.

- 3. HPA 18-601; 152 11th Street, SE; concept/rear addition; Owner/applicants jd@connellschmidt.com [6B05]**

Presenter: JD Schmidt, builder

Comments: Complete renovation of the 1865 rowhouse. Original footprint will remain and remain single family, but applicant will add rear addition. Removing stucco on existing house and replacing with brick. Addition will be clad in brick also. Letters of support from both adjacent neighbors.

Commissioner Samolyk moved (seconded by Commissioner Waud) to recommend the ANC support the application and place the item on our consent agenda.

The motion passed 7-0-0.



- 4. HPA 18-612: 710 E Street, SE; concept/three-story rear addition; Owner J.M. Casey 202-437-0962; Applicant: KC Price 202.320.2137, kc@afa-studios.com [6B03]**

Presenter: KC Price, architect

Comments: Three story addition to an existing two story house. Brick clad to match the existing house. Double hung windows along the side. Proposed conversion from commercial use to apartment building. Have tried to reach out to neighbors that share the easement to the west, but they have not been able to make contact. To differentiate the structure they have decide to decrease the ornamentation on the building.

Commissioner Burger moved (seconded by RM Danks) to recommend the ANC support the application and place the item on our consent agenda. We will include comments that we approve of the overall scope and design of the addition, including efforts to differentiate the addition from the rest of the structure. We support further modest efforts at differentiation to ensure the addition fits with the neighborhood but also reads separately as an addition.

The motion passed 8-0-0.

- 5. HPA 18-613: 225 Pennsylvania Avenue SE; concept/replace storefront and construct new three-story rear addition; Owner/applicant: 814-771-3391 miller.e.hopkins@gmail.com [6B01]**

Presenter: Chung Kow, architect

Comments: Existing three-story building, with proposed expansion in the rear and modifying the existing storefront to be more consistent with adjacent structure. Modified building will include two residential units, where there is no residential currently. Addition will push back as far as possible to the lot line setback. Revised storefront will be flat instead of bays on the ground level. Commissioner Samolyk asked about indoor trash storage, assuming a restaurant goes in to the retail space.

Commissioner Samolyk moved (seconded by RM Thomas) to recommend the ANC support the application and place the item on our consent agenda.

The motion passed 8-0-0.

- 6. HPA 18-610: 221 9th Street, SE; concept/2nd story addition to 1 story garage; Owner/applicant: 301-675-2385, 301-855-9453, frinjo@comcast.net [6B05]**

Presenter: Frank Saunders, contractor

Comments: Proposed second story addition on an existing garage. Same foot print. Matched brick exterior. Addition will be visible from 9th street, through the alley. Letter of support from neighbor at 219 9th St. Considering brick veneer material.



Commissioner Burger moved (seconded by Commissioner Sroufe) to recommend the ANC support the application and place the item on our consent agenda.

The motion passed 8-0-0.

7. **BZA #19817: 1515 E Street, SE; special exception to construct a two-story rear addition to an existing principal dwelling unit (Square 1076, Lot 17); Applicant: Judith LaValle; Architect: Jeff Goins, j.goins@pgnarchitects.com; Hearing Date: 09/19/2018 [6B09]**

Presenter: Jeff Goins, owner and architect

Comments: 1100 ft² house with a proposal to go to about 2100 ft². 140 foot deep lot; with the addition lot occupancy will about 53%. The addition will be set back 17 feet, so it will not be visible from the street. Have support from adjacent neighbors, and 16 letters in total. Relief sought for rear extent, going beyond 10 feet past the adjacent property.

Commissioner Burger moved (seconded by RM Thomas) to recommend the ANC support the application and place the item on our consent agenda.

The motion passed 8-0-0.

8. **BZA #19791: 433 New Jersey Ave. SE; Application of Chelsea Zitney, special exception to construct a new roof deck and access stair on an existing principal dwelling unit (Square 693, Lot 48); Applicant: Chelsea Zitney; Architect: Chris Williams, chris.williams@landisconstruction.com; Hearing Date 10/03/2018 [6B01]**

Presenter: Chris Williams, architect

Comments: Proposed roof deck for a roof deck, access through a metal stair from the second story. Deck and access will not be visible from the street or alley. Held off from the roof line to accommodate a neighboring chimney. Have contact both neighbors. One property (adjacent to the stairs) is in the process of being sold/renovated. The other neighbor is a rental house, so never got a letter. Zoning relief is for the stair, which increase occupancy over a nonconforming court. Neighbors had questions about potential noise and raise general concerns about erosion of residential use.

Commissioner Samolyk moved (seconded by RM Jarboe) to take no position on the application, pending further information on the variance.

The motion passed 8-0-0.

9. **BZA #19824; 1347 G Street, SE; Variance to construct a third story addition and convert the existing principal dwelling unit (Square 1044, Lot 19); Applicant: 1347 G St SE, LLC; Architect: Martin Sullivan, msullivan@sullivanbarros.com; Hearing Date 10/03/2018, 10/10/2018 [6B06]**



Presenter: Marty Sullivan, zoning counsel

Comments: Application for variance lot occupancy relief for an existing nonconforming structure. Proposal is for a third story addition. Unique condition is the size of the property (1000 ft²), and existing coverage is 77%. Taking the third story off the existing footprint presents structural challenges, even though it would allow the addition to remain within 70%. Adjacent neighbor on 1345 G ST:

Commissioner Burger moved (seconded by RM Danks) to recommend the ANC support the application.

The motion passed 5-1-2.

- 10. HPA 16-248: 411 New Jersey Avenue, SE; concept renewal/new three-story building; Applicant: Allison Prince with Goulston and Storrs 202-721-0011; Owner: National Democratic Club (Gutowski) [6B01]**

We took no action on this application; the full ANC will consider it at the September 11, 2018 meeting.

- ~~11. HPA 18-619: 716-718 L Street SE; concept/demolish building except for the L Street elevation; Owner/applicant Sheila Safavi, 202-558-8385, sheilasafavi@tx.rr.com [6B04]~~**

This item will be considered at the October 2018 meetings.