



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

**St. Coletta of Greater Washington
1901 Independence Avenue SE
October 2, 2018, 7:00 p.m.**

AGENDA

**Hagedorn, Burger, Sroufe, Oldenburg
RM: Ryan, Jarboe**

- 1. (deferred from September) HPA 18-612 – 710 E Street, SE; Concept/three-story rear addition;
Owner: J.M. Casey, 202-437-0962; Architect: KC Price, 202-320-2137, kc@afa-
studios.com [6B03]**

The applicant was not present.

- ~~**2. 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]**~~

[postponed until Nov 2018]

- 3. HPA 18-662: 1225-1227 Pennsylvania Avenue, SE; Concept/one-story roof-top addition;
Owner: Ty Simpson, 202-430-8433; Applicant: Lynnette Brunson, 301-250-3727,
lbrunson@citadeldbd.com [Gutowski] [6B07]**

Presenter: Lynette Brunson, architect

Discussion: Proposed second story addition to a one-story building. Proposed occupancy will be spectrum plus additional occupant(s). The building is a contributing structure. Proposed addition would be visible from the street. Proposed addition would mean that the new roofline of the building would align with the adjacent properties. Concerns from the committee that the style doesn't 'work' and may be too contemporary. Question about the existing paint scheme for this subject property and the property to the east, since they are matched. Giving the subject property its own color scheme and matching the second story might be a way to differentiate the building while tying it in together.

Motion: By unanimous consent we took no action on the case.

- 4. 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]**



Presenter: Steve Lawlor, architect

Discussion: House has two components. An 1880 street-facing, contributing building. In the 1950s, the rear portion was built. Proposal is to keep the existing footprint but rebuild the noncontributing structure into a two-story structure with partial 3rd story. Painted clapboard siding, appropriate materials. Proposal is to remove existing vinyl siding on the main structure, but otherwise not change the main façade. Have letters of support from all abutting neighbors.

Motion: Commissioner Hagedorn (seconded by RM Jarboe) moved that the committee recommend the ANC support the application and place the item on the consent agenda.

The motion 6-0-0.

- 5. BZA 19856 – 210 9th Street, SE: Special exception to construct a two-story rear addition to an existing principal dwelling unit; Owner: Michael and Sara Kirby, 202-716-3779; Architect: Stephen Lawlor, steve@lawlorarchitects.com; Hearing Date: 11/07/2018 [6B05]**

Presenter: (see #4)

Discussion: (see #5) Proposal doesn't change the existing footprint but the house is nonconforming under the 10 foot rule, so needs relief under that rule.

Motion: Commissioner Hagedorn (seconded by RM Ryan) moved that the committee recommend the ANC support the application and place the item on the consent agenda.

The motion 6-0-0.

- 6. BZA 19864 – 526-528 8th Street, SE: Special exception and variance relief to redevelop an existing surface parking lot with a three-story commercial building; Owner: MDP 526 8th Street LLC, 202-721-1132; Counsel: Lawrence Ferris, lferris@goulstonstorrs.com; Hearing Date: 11/14/2018 [6B04]**

Presenter: Chris Martin, owner

Discussion: Project is unchanged since the ANC reviewed the application for historic preservation in June 2018. Three story structure with a 2.0 FAR. Zoning relief required for parking and loading. Applicant has met with DDOT, which is supportive of relief. The applicant has also met with nearby business owners. Intent is for retail/office, and code requires 4 parking spaces. Proposed plan has two parking spaces and dedicated entry for a rear trash room. Applicant argues that parking relief won't cause an impact given the transit-oriented location of the site. Applicant would add bike racks in and outside the building; applicant will also return street parking to DDOT by closing the large curb cut. The building will also not have a loading zone given the footprint, which requires variance relief. DDOT estimate is 7-8 trucks/day for restaurant use and 0.5 trucks/day for retail use.



Motion: Commissioner Oldenburg moved (seconded by Commissioner Sroufe) that the committee recommend the ANC support the application and place the item on the consent agenda. Our letter will mention the favorable reception of the arguments by the committee.

The motion passed 6-0-0.

- 7. BZA 19847 – 329 16th Street, SE: Special exception to construct a third-story and rear addition to a principal dwelling unit and convert the dwelling into a flat; Owner: Elton Investment Group; Applicant: Dennis Hughes, 202-955-3000, Dennis.hughes@hklaw.com; Hearing Date 11/07/2018 [6B09]**

Presenter: Dennis Hughes, zoning counsel; Susanna Collins, architect

Discussion: Renovation and conversion of the property to two flat. Proposing to add a floor and extending to the rear of the building. Project will only take up 43.4% of the lot. But it will project 12'1" past the building to the south. The rendering provided for the sun study inaccurately render the adjacent building to the north as shorter than it is, so the shading from the proposed building will be less severe than rendered. Comments from the committee on front mansard materials (i.e., not asphalt shingles) and the side wall materials (applicant indicated it would be EIFS or stucco material, possibly Hardi Panel).

Motion: Commissioner Ridge moved (seconded by Commissioner Hagedorn) that the committee recommend the ANC support the application and place the item on the consent agenda, with the understanding that the applicant will work with the neighbor to the south to try to obtain a letter of support that reflects a mutually satisfying solution.

The motion 6-0-0.

- 8. [LATE BREAKING] HPA 18-675 302 South Carolina, SE concept/rooftop addition, rear porches; Applicant: Bill Putnam, Dynerman Architects 202-337-1290, wputnam@dwarchitects.com**

Presenter: Bill Putnam, architect

Discussion: Project is to add rear porches on the 1st and 2nd floor and a 3rd floor addition. Addition will be set back far enough to not be visible from the opposite sidewalk on South Carolina; it is also set back two feet from the rear façade. Porches will be painted wood with a metal roof. Addition rear façade will have a steel window system. New party walls will be brick, consistent with the existing structure, but it will be treated differently from the existing structure. Addition will be visible from 3rd street at an oblique angle from the sidewalk. Applicant has consulted neighbors who have not yet provided letters of support but do not appear to be opposed.



Motion: Commissioner Burger moved (seconded by Commissioner Hagedorn) that the committee recommend the ANC support the application and place the item on the consent agenda.

The motion 5-0-0.

9. Letter to ZC regarding definition of side yards

We took no action on this item this week; we will consider a letter at next week's meeting.