



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

November 5, 2018

REPORT

**Commissioners present: Burger (chairing), Oldenburg, Ridge, Sroufe, Waud
Resident members (RM) present: Jarboe, Danks**

1. 2019 Rock N' Roll DC Marathon and Half Marathon scheduled for Saturday, March 9, 2019

We deferred this case to December.

2. Public Space Permit #10692045: New Sidewalk Cafe Un-Enclosed at 1401 Pennsylvania Avenue SE; Applicant: Nick Jesse, nick@csariegler.com

Presenter: Nick Jesse, CAS Riegler

Discussion: Application for 31 tables and 107 seats along 14th St and Pennsylvania Ave for a sidewalk café. Café will service the multitenant restaurant space on the interior, and the exterior seat will be share by the discrete interior operators/offerings. Application for occupancy is 7am to midnight, 7 days a week. Tables will range from 2 to 6 people. Arrayed around the site. Questions about barriers around the café and whether they would be mobile. The Pennsylvania Ave section will likely require a passageway for service staff related to alcohol service. Questions about the configuration of interior uses and how that would affect the outdoor use and impacts. Neighbor questions about density, noise impacts on nearby neighbors, and hours. The applicant made commitments to workout issues with things like the foosball table and exterior seating-related noise, and to work through those issues with neighbors. ANC and neighbors will work with applicants to come up with a plan for assessment and mitigating noise related to the southwest corner of the café, with a mitigation. The committee agreed that some of the issues raise will be better dealt with when the ANC review the liquor license application and associated settlement agreement.

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

- Ensure the barricades are functionally immobile.
- Concerns about hours, especially on weeknights.
- Note neighbor concerns about noise but that the applicant has committed to working with the ANC and community to mitigate issues should they arise.

The motion passed 6-0-1.



- 3. BZA #19867: 816 Potomac Avenue SE: special exception to construct a four-story addition to an existing apartment house; Owner: Thomas Jefferson Real Estate LLC, Architect: Cary Kadlecek, 202-721-1113, ckadlecek@goulstonstorrs.com [6B04]**

Presenter: Cary Kadlecek, zoning counsel

Discussion: Existing building at 816 Potomac with a proposed addition to the west. Building design provides a closed court to provide light to residential units. They need relief for the proposed court. The court is entirely interior to the relevant buildings, so no impact on other properties.

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

The motion passed 7-0-0.

- 4. 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 12/12/2018 [6B09]**

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

Discussion: The ANC heard this case in October. The applicant has changed the design to reduce the 3rd floor extent, so it extends 10 feet past the adjacent property and is setback 6 feet from the lower two stories. There would not be a roof balcony on the six foot setback. The front of the house is also set back on the 3rd story. The southern façade would be a Hardi Plank material, a change made based on ANC feedback. Applicant has met with the southern neighbor, and her reaction to the project is unchanged. Applicant his making efforts to reduce the impact on a shared tree.

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

The motion passed 5-0-2.

- 5. 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: John Casey, Daniel Schmidt

Discussion: Applicant has modified the side presented earlier in 2018 to the ANC. The footprint has shrunk, from east to west, reflecting that the easement is 11' rather than 7'. Cellar would extend back to the rear of the property line. The updated design includes a penthouse on the rear of the 3rd story. FAR has increased by 33%. Proposed project would be 7 units. Addition siding will be brick, similar to the



historic front but with some differentiation. Differentiation will be in the color and detailing on the brick and window details; the specifics are still being determined. Neighbor questions about egress: exists will be for the cellar units and then the front of the building. Concerns about trees toward the rear of the property.

Motion: Commissioner Burger (seconded by Commissioner Waud) moved that the committee recommend the ANC support the application.

The motion passed 7-0-1.

- 6. HPA 18-671: 423 4th Street SE: concept/rear three-story addition; Owner: Benjamin Whitcomb, 301-806-9300, benwhitcomb@live.com; Applicant: Jennifer Fowler, 202-546-0896, jennifer@fowler-architects.com [6B03]**

Presenter: Jennifer Fowler, architect

Discussion: Proposed project is to dig out a basement (not relevant to historic case) and add a rear addition. First story would extent to the edge of the court, and second and third stories would extend to the rear plane of the current first floor rear extent. Project will also increase the height of the 3rd floor rear roof to reduce the severe roof pitch. Rear yard will get dropped to match the height of the neighbors to the south. Rear basement will have window wells. House will remain a single family home. Project is matter of right. Second floor will “bump in” at the side to allow for a side window. Applicant has support letters, including both adjacent neighbors.

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

The motion passed 8-0-0.

- 7. HPA 19-046: 530 11th Street, SE: concept/ rear three-story addition and one-story rooftop addition (Gutowski) Owner: Joseph Boyle and Christina Fisher, 443-995-3951, christinafisher65@gmail.com; Applicant: Jennifer Fowler, 202-546-0896, jennifer@fowler-architects.com**

We deferred this case until December.

- 8. HPA 19-038: 712 5th Street SE: concept/rear and rooftop additions; Owner: Christopher Dougherty; Applicant: Eric Goetz, Blue Star 202-427-6471, eric@bluestardesignbuild.com [6B03]**

Presenter: Eric Goetz, builder



Discussion: Proposed 3rd story addition. Addition will not be visible from directly across the street, but it will be partially visible from an oblique angle from up the street. Photos in the application show a mock up of the proposed addition and its visibility. Support from both adjacent neighbors. House was previously renovated, so no existing interior historic material. Rear materials would be Hardi Panel/Plank combination. Front 3rd floor façade would be Hardi Panel.

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

The motion passed 7-0-0.

9. LATE BREAKING – HPA Review: 304 Pennsylvania Ave SE; Owner: Air Line Pilots Association International; Applicant: Jonathan Mellon, JMellon@goulstonstorrs.com [6B01]

Presenter: Jonathan Mellon, architectural historian, Paul Becknell, architect

Discussion: ALPA building is subject to CFA review because the adjacent bank building is subject to CFA review. Applicant has filed for CFA review on 11/15 and plans to file with HPRB review subsequently. HPO has expressed support for the current concept, and they have tentative CFA support. Building will continue to be occupied by ALPA for office use. Proposed changes are to the front and rear facades. Currently the architect has developed two design options. On the roof there is a proposed roof deck.

Motion: Commissioner Samolyk (seconded by RM Jarboe) moved that the committee recommend the ANC support either design with a preference for Option 2 in the front and Option 1 in the rear—and place the item on the consent agenda.

The motion passed 6-0-1.