



**PLANNING AND ZONING COMMITTEE MEETING
January 8, 2019, 7:00 p.m.**

REPORT

ATTENDANCE:

**Commissioners: Jayaraman; Oldenburg; Waud; Clark; Holtzman; Holman, Sroufe;
Samolyk & Ready arrived at 7:10 pm;
Resident Members: Ken Jarboe; Ryan Danks; Sharron Ryan**

1. HPA #19-079: 628 A Street, SE; Concept/two-story rear and side addition and 1-story rooftop addition; [6B02]

Add an arched walkway from the front to rear on the entry floor in the side yard but keeping the rear yard;
Expand the second floor above the side yard to create a larger bedroom;
Building would line up with 626 A ST, SE in the rear but would be much shorter than 630 A ST
CHRS commented that the proposed addition was not yet compliant, but objection was related to the material and design of the side addition not the proposed addition itself.
Third floor is not visible from the front. Applicant really just wants the addition.

MOTION: Recommend to the ANC to support the addition as presented [Sroufe; Holman 2nd]. Motion Passes 9-1-0

Note: This was not placed on consent agenda because of Cmmr. Oldenburg long standing opposition to closing of side yards in the Capitol Hill Historic District

2. HPA #19-140: 302 South Carolina Ave. SE; concept/rear addition; [6B01]

Property located on north side of SC Ave. Non-conforming structure. Seeking lot occupancy increase from 70% to 77%. No change to front of house. ANC 6B voted to support this application in October 2018 but HPRB rejected the addition of a third story. In response, Applicant removed the 3rd story but extended the rear by 2.5 feet.
RM Jarboe commented that Applicant will need to seek a variance which is a more difficult process than a special exception. They have chosen to address HPRB issues first then apply for the variance.
Cmmr. Oldenburg—Why the rounded corners? Rounded corners were added to reduce the lot occupancy. Holman noted and Applicant confirmed that CHRS is opposed the application because it is visible from 3rd Street, SE.

MOTION: Recommend to the ANC that the Commission support the application but not place the case on the consent agenda to provide Cmmr. Ready with an opportunity to gather feedback from abutting neighbors [Jayaraman; Ryan 2nd]. Motion Passes 11-0-0

3. HPA #19-078: 121 7th Street, SE; Concept/three-story rear addition, one-story rooftop addition, alter front façade; [6B02]

Group of neighbors opposed to this application. Neighbors are: Michael Durnan—123 7th Street, SE; Brian Dierlam--122 7th Street, SE; Tony Gallo--125 7th Street, SE; Wendy Wigtil--111 7th Street, SE; and Don Reisman--636 Browns Court SE

Michael Durnan--Opposed to both HPRB & BZA sides of the case but seeking modifications. Citing Historic preservation law. Contributing vs. not a contributing structure has no bearing on historic protections. Neighbor Durnan stated that 119 should not be used as a precedence to justify the addition to 121.

The block is anchored on both sides by apartment buildings. Several years ago ANC approved 119 7th Street, SE and the current application is to be a mirror image of 119 with large bay windows on the exterior by increasing the height to the same level as 119 but the exterior finish of the building would differ from 119. The proposed bay windows are the same dimensions as 119 and extends out from the flat front of the structure. All of the houses to the south of 121 have flat fronts with no bay window projections but the houses to the north do have historic bay fronts. The proposed windows in this case extend out from the flat front of the house but do not extend out as far as the bays on the properties to the north.

MOTION: Recommend to the ANC that the Commission not approve the HPRB application; [Sroufe; Holtzman 2nd] Motion Passes 6-4-1

4. BZA #19898: 121 7th Street, SE; Special exceptions to construct a third story and rear addition to the existing, two-story, attached principal dwelling unit; [6B02]

Wigtil—Browns Court was not notified of the application and project.

Jarboe—What are the issues: Is Design compatible? Is massing compatible? Air & Light

Air & Light is an issue for 636 Browns Court neighbor.

Holman—Struggling with cornice and the need for a special exception to remove it.

Oldenburg—If it were not for the special exception, this could be constructed as a matter of right.

What changes are the neighbors seeking to address neighbor concerns.

Mr. Durnan stated that he may be willing to withdraw his objections if the proposed bay windows were removed and if the design is consistent with the rest of the block (e.g., don't paint the brick).

MOTION: The committee takes no position and requests the applicant to produce a shadow study prior to the full ANC meeting [Chander; Waud 2nd] Motion Pass 10-0-1

5. BZA #19933: 156 Duddington Place, SE; Special exception to construct a one-story rear addition to an existing, attached principal dwelling unit; [6B01]

It is an exceptionally small lot such as they are on Duddington Place, SE. Asking for an increase of lot occupancy from 73% to 79%. Shadow study would not provide any

MOTION: Recommend to the ANC that the Commission support the special exception and variance requested by the Applicant and place it on the consent agenda. [Jayaraman; Waud 2nd] Motion Passes 11-0-0.