



PLANNING AND ZONING COMMITTEE MEETING
February 5, 2019, 7:00 p.m.

Attendance:

Commissioners: Oldenburg, Waud, Clark, Holtzman, Sroufe, Ready, Holtzman
Resident Members: Ken Jarboe, Ryan Danks, Sharon Ryan, Amanda Thomas

AGENDA

1. Support for the Capitol Hill Classic 2019

Due to an administrative error, Roberta Stewart was not sent a notice to appear. We will hear this case at the full ANC meeting

2. Historic Landmark Nomination: Southeast Branch Library, 403 7th Street SE; Nominated by Capitol Hill Restoration Society [6B03]

Beth Purcell represented CHRS, the applicant of the landmark nomination. Ms. Purcell presented on the history of the building including tracing the history beginning with the Boston Public Library through the Carnegie Foundation to Southeast Library. The committee provided a list of questions in advance and Ms. Purcell provided detailed written answers (attached) as well. After a discussion about the role owners play in landmark designations, the committee recommended the ANC support this application on consent, but will be looking forward to letters of support from the Department of General Services, DC Public Library, and Friends of Southeast Library.

Motion: Recommend the ANC send a letter of support to HPRB for the landmark nomination assuming no letters of opposition come in before the comment window closes [Ready; Jarboe 2nd] passes 10-0-1 to consent agenda

3. HPA 19-150: 411 4th Street SE; Concept/two-story rear addition; Owners: Theodore Monoson and Anita Sharma; Applicant: Michael Fowler, Mike@fowler-architects.com; Hearing Date: [6B03]

Applicant presented a design for a rear addition that will not be visible from any street and doesn't go past the two adjoining neighbors. The committee received letters of support in advance of the meeting from adjoining neighbors. Commissioner Ready praised the applicant for their outreach efforts including discussing plans with all neighbors on the street.

Motion: Recommend the ANC send a letter of support to HPRB [Ready; Sroufe 2nd], passes 11-0 to consent agenda



4. **BZA #19899: 1322 D Street SE; Special exception to construct a two-story, rear addition to an existing, attached principle dwelling unit; Owners: Christopher Turner and Elizabeth Repko; Applicant: Jennifer Fowler, Jennifer@fowler-architects.com; Hearing Date: 3/06/2019 [6B06]**

Applicant presented the plans for a 13-foot rear addition, the last three feet being the amount that triggered the need for special exception. Earlier this year, the committee received a letter of opposition and motion was filed with BZA for party status in opposition from an adjoining neighbor for an earlier iteration of plans. After discussions with the neighbor, including exploring a third-floor addition, an agreement was reached for the 13-foot addition and the opposition dropped. The applicant indicated the other adjoining neighbor supports the project but hasn't provided a letter.

In addition to the discussion here, Ms. Fowler advised the committee that seeking compromise with party status in opposition is important in zoning cases. With a party is in opposition, a full order is required to receive zoning relief. Ms. Fowler indicated her last project with a full order took 18 months from BZA decision to order while non-opposed cases need only a summary order, which is issued in a matter of days. The committee agreed to discuss this while planning for the next year.

Motion: Recommend the ANC send a letter of support to the BZA [Holman; Sroufe 2nd], Passes 11-0 to consent agenda

5. **Discussions of Last Months' HPRB hearings**

Commissioner Sroufe commented on his appearance at HPRB arguing the ANC's position on last month's case at 121 7th street SE. Commissioner Sroufe indicated that the ANC's points were glossed over in discussions and not addressed in the final HPRB Action. Commissioner Sroufe indicated he believes HPRB is ignoring parts of preservation law when it comes to non-contributing building to historic districts.

There was also a short discussion of 302 South Carolina Ave SE, where HPRB reduced the depth of the addition from the one the ANC supported, and 628 A St SE, where HPRB approved the plan presented to the ANC last month. In both cases, the ANC supports the cases and as such HPRB didn't address any ANC concerns.



6. **Committee Planning for This Year**

*RM Danks indicated that the Comprehensive Plan should move forward this year and indicated a working group of subcommittee worked well during initial discussions of the framework element. He recommended and the committee agreed that we will discuss these options when new amendments are published

*The committee discussed Ms. Fowler's assertion that the Office of Zoning is slow to publish full orders and is affecting projects in 6B and around the city. Commissioner Holman said he would use published data from the Office of Zoning to measure the changes in amount of time for orders to be issued.

*The committee discussed performance and budget oversight hearings for FY19/FY20 and agreed testimony on non-contributing buildings and zoning order delays should be presented to the council. Commissioners Holman and Sroufe will write testimony to present to the full ANC for support.

*Commissioner Holman announced he was planning to discuss the concepts of conservation districts, commonly referred to as "historic district-lite" with commissioners with non-historic district blocks and thinks a subcommittee or working group of the committee is a good place to hold any formal discussions. Commissioner Holman indicated support for a conservation district pilot is included in the Comprehensive Plan, though those efforts were cancelled under the last Director of the Office of Planning, Eric Shaw. As of November 2018, there is now a new interim director of the Office of Planning, Andrew Trueblood.

*RM Danks requested the committee look into organizing training with the Office of Planning and Historic Preservation Office for resident members of ANCs in Capitol Hill. Commissioner Holman will reach out to other ANCs and OP/HPO to assess the feasibility of this.