



**PLANNING AND ZONING COMMITTEE**

**March 5, 2019, 7:00 p.m.**

**Commissioners: Samolyk, Sroufe, Ready, Holtzman, Holman, Waud, Clark**

**Resident Members: Jarboe, Danks, Ryan, Thomas, Campbell**

- 1. HPA 19-137: 124 11th St SE, concept/rear and rooftop additions; Owner: Paul and Rosie Nathanson, 202-962-7055, paul.nathanson@davispolk.com; Applicant: Eric Goetz, 202-427-6471, eric@bluestardesignbuild.com; Hearing Date: 03/28/2019 [6B05]**

This project was kicked to HPRB instead of being handled at staff level because of a two-story garage. The design maintains the brick façade on all elevations and the two-story garage along the 30 foot alley is keeping in consistent with many other properties. CHRS letter in support.

**Motion:** Recommend the ANC send a letter of support [Holtzman; Samolyk 2<sup>nd</sup>], Passes 12-0 to consent agenda

- 2. BZA #19976 -124 11th Street SE: Special Exception from the lot occupancy requirements, to construct a one-story rear addition and a two-story accessory building to an existing attached principal dwelling unit; Owners: Paul and Rosie Nathanson; Applicant: Eric Goetz, 202-427-6471, eric@bluestardesignbuild.com; Hearing Date: 04/10/2019 [6B05]**

This project needs lot occupancy relief for the garage. It's about in line with most of the adjacent neighbors and there is support from adjacent and nearby neighbors

**Motion:** Recommend the ANC send a letter of support [Holtzman; Samolyk 2<sup>nd</sup>], Passes 12-0 to consent agenda

- 3. BZA #19948 – 1639 Potomac Ave SE: special exceptions for lot occupancy and rear year to construct a two-story rear addition to an existing, attached principal dwelling unit; Owner: James Trainum; Applicant: Kim Jones, 202-543-2433, kljones@starpower.net; Hearing Date: 03/27/2019 [6B09]**

Applicant is seeking to replace an existing one-story rear addition with a two-story addition in the same footprint. Relief is needed because the property is relatively small and the rear yard and occupancy is already nonconforming. Support from adjoining neighbors and the applicant ensured they would maintain clear alley access

**Motion:** Recommend the ANC send a letter of support to BZA [Clark; Thomas 2<sup>nd</sup>], passes 9-0-0 (Ready, Samolyk, Holtzman absent for presentation and not voting)

- 4. HPA 19-189: 522 6th St SE: concept/two-story rear addition; Applicant: Jennifer Fowler, 202-546-0896, jennifer@fowler-architects.com; Hearing Date: 03/28/2019 [6B03]**

Rear addition not visible from public space. Support from adjoining neighbors and



consistent in size and scale with neighbors. CHRS letter in support

**Motion:** Recommend the ANC send a letter in support to HPRB [Ready; Sroufe 2<sup>nd</sup>], passes 12-0-0)

**5. HPA 19-222: 620 C Street, SE: concept/one-story rooftop addition, two-story rear addition, front façade changes; Applicant: Scott Patterson, scottpatterson1@gmail.com, 202-590-8282 [6B02-Sroufe]**

Application to add a visible third floor addition to a contributing building, a blacksmith building from 1882. The committee separated the first floor changes from the third floor addition in terms of motions and voting.

*First Floor Facade:* The applicant presented that the first floor fenestration is not the original design based on some of the brick scarring and layout, especially from the interior. The applicant is restoring the front double doors to be more consistent with the original design, though he was unable to provide photographs or permits showing the original layout.

*Third Floor Addition:* The third floor mansard addition would be flush with the property line. There was discussion about precedent both in Capitol Hill and elsewhere in the city. The applicant presented that the building is the smallest in the row and is not a match or pair to any other building. RM Jarboe worried about the precedent this addition would set. RM Danks suggested the design is compatible and in line with the history of Capitol Hill of adding pop-ups before the historic district. RM Campbell worried about adding floors to a residential zone compared to a commercial zone. Commissioner Holtzman pointed out the the addition was not consistent with the guidelines and the 600 block of C Street was a transition from Pennsylvania Ave to the residential area to the north. Commissioner Waud, Samolyk, and Ready encouraged reaching out to neighbors. Commissioner Waud further encouraged more work with CHRS.

**Motion:** Recommend the ANC support the first floor façade changes but oppose the visible third story addition [Holman; Jarboe 2<sup>nd</sup>]; motion fails 5-7

**Motion:** Recommend the ANC send a letter in support the first floor façade changes [Danks; Ready 2<sup>nd</sup>]; Motion passes 10-1-1

**Motion:** Recommend the ANC send a letter in opposition to the third floor additions [Holtzman; Holman 2<sup>nd</sup>], motion passes 7-4-1

**Amendment:** Recommend the ANC take no position on the third floor addition [Ready; Danks 2<sup>nd</sup>], motion passes 7-4-1

***The final motion is the ANC support the first floor changes and take no position on the third floor***



- 6. HPA 19-218: 209 C ST SE; Plans to alter the front areaway within public space, add basement entrance; Applicant: Ricardo Hendi, R.A., 703-662-1115 [6B01-Samolyk]**  
Mr. Hendi presented some changes to the front area way to add a basement entrance. Because of the height of the first floor door and proximity to the sidewalk, there is no way to add a middle landing for a down staircase as the guidelines suggest. The property has a long history of front retaining wall changes. The property is not in a line of similar retaining walls, located next to a noncontributing apartment building and a row of dissimilar house.  
The design presented meets building code but requires a design that is not consistent with the guidelines. The design also allows for wheelchair lift to the basement and the applicant is adding an interior elevator to help age in place.  
The applicant indicated he is still working with HPO to nail down a final design but expects to major changes.  
**Motion:** Recommend the ANC send a letter in support to HPRB, assuming there were no major revisions before the ANC meeting [Samolyk, Ready 2<sup>nd</sup>], Motion passes 12-0-0
- 7. BZA #19957 – 1225-1227 Pennsylvania Ave SE; special exception under to construct a second-story addition on an existing one-story building; Owner: George and Lisa Simpson; Applicant: Leila M. J. Batties, 202-419-2583, leila.batties@hklaw.com; Hearing Date: 04/03/2019 [6B07]**  
The applicant came before 6B a couple of months ago for HPRB review. The committee had questions regarding the applicant’s plans for their adjacent properties and use of this building  
**Motion:** Recommend the ANC send a letter in support to BZA [Waud; Ryan 2<sup>nd</sup>], motion passes 12-0-0 to consent
- 8. Public Space Permit application #10712564; 360 7th Street SE; The Eastern Wine Bar; New Sidewalk Cafe Un-Enclosed; Applicant: Mike Schuster, mschus11@gmail.com [6B02-Sroufe]**  
The applicant increased the space between the sidewalk café and treebox to 8 feet, which is consistent with the west side of 7<sup>th</sup>. The committee had many questions relating to the weekend markets on 7<sup>th</sup> and C and the applicant indicated he didn’t think it would be an issue.



**Motion:** Recommend the ANC send a letter to PSRD to support the application [Sroufe; Jarboe 2<sup>nd</sup>], motion passed 12-0-0 to consent

9. **[WILL NOT BE HEARD TONIGHT] Public Space Construction Permit Tracking # 326630; 201 East Capitol St SE; Folger Shakespeare Library; Public Space Improvement including new main entrances, gardens, street trees, removal of curb cuts. [6B01]**  
General discussion of this project which will present to full ANC on Tuesday.

**10. General Discussion**

- a. **Office of Zoning Oversight Testimony Followup (Holman)**
- b. **Office of Planning Oversight Testimony Followup (Sroufe)**
- c. **156 Duddington Pl SE BZA Hearing Postponed; OP**
- d. **326 A St SE Illegal Demolition**
- e. **Library planning**

Pat Taylor wants to discuss what role the ANC can play in holistic planning for library use before Southeast Library renovations start. Commissioner Ready agreed to look into an O&CS meeting for this, but time is pressing.