



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

Commissioners: Sroufe, Ready, Holman, Waud, Clark

- 1. HPA 19-259: 811 E Street SE; Concept: 2-story rear addition with partial 3rd floor, replacement windows, new window wells on front and one in rear yard. New siding. Owner: Dila Construction; Applicant: Jennifer Fowler, jennifer@fowler-architects.com [6B04]**

The changes to the front facade and minimal and limited to new window wells while replacing the aluminum siding with hardi-plank siding. At the side, the project would fill in an existing 3-foot side yard beginning at the rear of the original building. Although not there, the committee noted that Commissioner Oldenburg, the SMD for this project, objects to filling in side yards in the historic district, as they are an integral part to the Historic District. The committee received a letter of support from an abutting neighbor and he was at the meeting in support. CHRS provided a letter supporting the rear addition but requesting more information about the front facade and state of the wood siding underneath the aluminum siding.

Motion: Recommend the ANC send a letter of support to HPRB [Holman; Clark 2nd], Passes 5-0 to consent agenda

- 2. BZA #20005: 1719 C St SE; Special Exception to replace the existing one-story accessory building with a two-story building containing an accessory apartment; Applicant: Laura Takacs and Bob Payne, Laura@bluenoonpress.com; Architect: Eric Petersen, (202)744-7825, avedesign@me.com; Hearing Date: 05/15/2019 [6B09]**

This special exception is a use special exception. The building itself is by right. In the RF-1, by right, you may have a second unit in a principal building or in an accessory building only if it existing before 2013. If you build a new accessory building, you must wait five years from the building is completed to use any portion of it for a second unit on the lot. The committee found the exceptionally large lot (3400 feet) to be sufficient to meet the burden of proof for this special lot. The committee also received a letter of support from the only abutting neighbor (the alley is adjacent to this property) as well as one other in the row. The committee also requested the applicant to look at mirrors or other ways to increase the visibility around the new structure, though that is outside the scope of zoning.

Motion: Recommend the ANC send a letter of support [Clark; Sroufe 2nd], Passes 5-0-0 to consent agenda

- 3. B23-0139: Capitol Hill Arts Workshop Lease Renewal Authorization Act of 2019. No Hearing Date Scheduled.**

Councilmember Charles Allen introduced a bill allowing CHAW to enter into a 20-year ground and property lease of the old BB French School at 545 7th St SE. Leases of this length require a disposition process to remove it from public use and that is the purpose of this legislation. The



lease terms will not change. The Committee resoundingly supported this legislation and look forwards to CHAW continuing to play an integral role in the community.

Motion: *Recommend the ANC send a resolution of support to Council members Robert White, chair of the Committee on Facilities and Procurement, and Kenyan McDuffie, chair of the Committee on Business and Economic Development [Ready; Sroufe 2nd], passes 5-0-0 to the consent agenda*

4. HPA 19-222 – 620 C St SE: concept one-story rooftop and two-story rear addition. Continued from HPRB hearing with revised drawings. Scott Patterson, scottpatterson1@gmail.com, 202-590-8282. Hearing Date April 25, 2019, or May 2, 2019 [6B02]

This case was heard at the March 28 HPRB hearing. At that meeting, the board recommended support of the application with extensive comments and requested the applicant to return. The applicant provided drawings Tuesday early morning to the ANC, neighbors, and CHRS. He will be working with HPO this work to revise drawings this week and will likely present slightly modified drawings at the full meeting. The changes made from the plans presented to us in March

First Floor: Removed one residential front door and consolidated the residential entrances to one door. The barn doors will continue to be the entrance to the ground floor commercial use.

Second Floor: Reduce the depth of the addition by nearly four feet to align with the rear of 622 C St SE, the house adjacent to the west.

Third Floor: Remove the mansard that was along the front property line and set the top floor back 7'6" at a 1-to-1 ratio. The third floor will be, per HPRB guidance, "minimally visible" and more modern design. The height of the third floor was also reduced by 1'2".

Five neighbors spoke in opposition the plans, including neighbors on C St SE and North Carolina Ave SE.

The Committee separated the three aspects of this design to ensure clarity of the process. In

Motion 1 (Passes): *Recommend the ANC include language supporting the first-floor fenestration changes including replacing the existing front door with an at-grade usable barn door and changing the western window to a residential entrance. [Sroufe; Clark 2nd]; Passes 5-0-0*

Motion 2 (Passes): *Recommend the ANC support this addition with comments that the applicant should change the windows to better relate to the existing rear windows of the row along C Street SE, specifically separating the one large window into multiple smaller windows [Sourfe; Holman 2nd], Passed 4-0-1*

Motion 3 (Fails): *Recommend the ANC oppose the third-floor addition as incompatible with the Capitol Hill Historic District [Sroufe; Ready 2nd], fails 2-3-0*

Motion 4 (Passes): *The committee takes no stance on the third floor and recommends further discussion and study at the full ANC [Holman; Waud 2nd], passes 5-0-0*