



PLANNING AND ZONING COMMITTEE

May 7, 2019, 7:00 p.m.

Commissioners: Samolyk, Sroufe, Oldenburg, Holtzman, Holman (chairing), Waud, Jayaraman, Clark

Resident Members: Thomas, Ryan, Danks, Campbell

1. Andrew Trueblood, Andrea Limauro, Leonard Watson, Office of Planning update on the Comprehensive Plan and other commission issues.

Director Trueblood engaged with the committee and members of the audience for over an hour. Director Trueblood began by presenting on the status of the comprehensive plan update as well as other initiatives within the Office of Planning. He provided worksheets on the next steps for the comprehensive plan, expecting community engagement to begin this month is a DC Values survey. He also indicated that he expects council action on the framework element before the end of the summer and for the next chapters to focus on the citywide elements of the plan (land use, transportation, housing, etc.) and the neighborhood chapters to follow after that in the following year. Commissioners asked about various projects including Reservation 13, alley development, Southeast Boulevard, conservation districts, historic preservation, among other topics.

No Motion or Vote was taken

2. Sarah Davidson, Ryan Moody, and Nick Jessee

Ms. Davidson presented an updated on the Planned Unit Development proffers negotiated by ANC 6B to beautify the Potomac Ave Metro Plaza as well as create a phased plan for larger improvements with the help of DDOT, DGS, or other district agencies. The committee presented feedback about maintenance costs, rat habitats, and ensuring safety in and around the metro plaza. Ms. Davidson indicated she and Commissioner Holman will host a public meeting or open house later this month to gather more feedback. The plan is to implement phase 1 in the fall planting season and to hand off phase 2 and 3 to district agencies. Mr. Jessee indicated the increase in BID taxes from the development at 1401 Pennsylvania Ave project will be dedicated to maintenance of the plaza. The plans are attached. The third option, which involves closing the kiss and ride, was indicated to be an aspirational best case scenario while options 1 and 2 are more immediately possible.

No Motion or Vote was taken

3. BZA #20033: 302 South Carolina

Variance and Special Exception to construct a two-story rear addition to an existing, attached principal dwelling; Owner: Matthew and Claire Portolese; Applicant: Bill Putnam, Dynerman Architects, wputnam@dwarehouse.com; Hearing Date: 06/12/2019 [6B03]



The applicant returns for a third time presenting plans for a rear addition to a rowhouse. This application went through HPRB twice ending up with the plans presented tonight, which involved enclosing the dogleg and adding a 5'10.5" rear addition. The committee receive a letter in opposition from the adjoining neighbor to the east at 304 South Carolina Ave SE. The applicant presented letters of support from 24 neighbors including the adjoining neighbor to the west at 300 South Carolina Ave SE.

The applicant is seeking two special exceptions, for rear yard and extending an existing nonconformity, and one area variance, for 75% lot occupancy. The applicant presented evidence in support of the three prong test for the variance.

1. *Due to an exceptional physical characteristic or situation related to the property, denial of the requested variance would result in an exceptional practical difficulty .*
The applicant presented compelling evidence that the lots of this row are exceptionally small from the immediate context. Furthermore, there was the history of an enclosed sleeping porch, removed for safety issues, of about the same depth from the existing rear wall.
2. *Granting the relief would not result in a substantial detriment to the public good.*
This addition is adjacent to a 12 to 14 foot alley, is angled to 3rd Street, and the house at 510 3rd St SE has an open side yard. The confluence of these factors would mean the relief would not result in a substantial detriment to the public.
3. *Granting the relief would not result in a substantial impairment to the intent, purpose and integrity of the zone plan*
The committee believes granting this relief to this house with this geography in this situation would not harm the zone plan.

The applicant also needs a special exception for rear yard depth with a proposed depth of 13 feet where 20 feet is required. The commission believes, for the reasons stated above, that there is not a substantially adverse impact on (1) light and air or (2) privacy and use

Motion: Recommend support for reasons above. (Holman; Samolyk 2nd). 12-1-0. *Not on consent*

[Jayaraman, Oldenburg Leave]

4. HPA 19-315 717 6th Street SE

Concept: 3 story addition; Owner: Nadia Zarinkia, nadiazarinkia@gmail.com; Applicant: Jennifer Fowler, jennifer@fowler-architects.com; [6B03]

This case comes to us as a three-story addition to a non-contributing building. Because of the geography of this building the addition is not adding height to the building; the lower level is classified as a story. The addition will add 10 feet to the rear and allow addition of another bedroom and a larger kitchen. This row of 9 houses all have an easement on the back functioning as an alley, though it's all private property. The addition is not visible from the public right of way. This rear addition will be the first rear addition in the row. One neighbor spoke in opposition, one neighbor (the adjoining to the north) came seeking more information but mostly opposed the project, and one neighbor spoke in support. The



committee believe this addition is consistent with the Capitol Hill Historic District and recommends support of the application. The committee encouraged the applicant to continue discussions with the adjoining neighbor before the full committee meeting. No existing doglegs or sideyards.

Motion: Recommend support as being consistent with the context of the historic district (Holman; Jarboe 2nd), 10-0-1. *Not on consent.*

5. HPA 19-322: 915 East Capitol St SE

East Capitol Street SE; Permit: demo and reconstruct rear addition, no change in footprint; Applicant: Justin Sullivan, jsullivan@impactbuilt.com; [6B05]

This case comes to us as the amount of interior demolition is unable to be approved at staff level. The applicant is replacing the entire rear addition as it has sustained a lot of water and mold damage. The project will remove the existing floor joists and lower the floor a couple of feet, which is what triggered HPRB review. The work is staying within the existing envelope of the building and material is being replaced with cement board, consistent with other rear addition in the square.

Motion: Recommend support and place on consent (Holtzman; Campbell 2nd) 10-0-0

6. HPA 19-326: Square 0762, Lot 0823 (Technically no address though known as 203 Rear 3rd St SE)

Concept: one story addition at rear; Owner/Applicant: Mateusz Dzierzanowski, mateusz@DZ-architecture.com; james.silk@gmail.com; [6B01]

This case comes to us seeking a one-story addition to an alley house. This is solely for HPRB review and will come back for an extensive series of special exception related to alley development, tax/record lot status, height, and potential others. The committee received a series of letters from one of the adjoining neighbors on 3rd St SE. The committee was generally supportive of the ideas but encouraged the applicant to continue to work to refine the screening adjacent to 203 3rd St SE and continue to work on the connection of the addition to the existing masonry wall. There were some issues with some renderings minimizing the impact on 203 3rd street and encouraged the applicant to provide more renderings showing the context of the addition.

Motion: Recommend support (Samolyk; Sroufe 2nd). 10-0-0 not on consent.