



**ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE**  
**St. Coletta of Greater Washington, 1901 Independence Avenue SE**  
**November 7, 2019, 7:00 p.m.**

**Commissioners: Samolyk, Ready, Oldenburg, Holman, Waud, Clark**  
**Resident Members: Friedman, Dierlam, Jarboe, Danks, Ryan, Thomas**

**233 ½ 9<sup>th</sup> St SE [6B05]**

This case returns to us after historic review but the case actually hasn't gone through HPRB and instead is going through BZA first. We supported the historic concept earlier. The proposed second floor addition to an existing carriage house for use as a residential unit requires variance relief for lot occupancy (85.5%) and special exception for use (dwelling in an accessory building less than five years old). The committee had a long discussion on the standards for variance relief for a large lot like this at over 1800 square feet and was hesitant to support a variance. However, the applicant showed that the project would actually reduce lot occupancy (85.5% compared to 88.9%). The **unique condition** is a large historic home on a small lot with an extant accessory building. To add a second unit would be **practically difficult** in a house whose historic footprint is already non-conforming. And residential use on alleys is expected and encouraged and **does not harm the zoning code**. To that end, the committee recommends approval of this BZA application.

**Jarboe motion, Danks second. Support without specific comments. On consent. 11-0-1 (Ready abstaining as missed a portion of the discussion)**

**411 New Jersey Ave SE [6B01]**

This case returns to us after preliminary review for another round of concept review. HPRB at the last minute delayed this case until January but the committee agreed to hear it now as the applicant doesn't believe large revisions are needed to the plan. The architect is moving forward with a 2/3 Victorian (Front) and 1/3 industrial (rear) new construction of two row buildings (for zoning purposes, the buildings will be on the same lot and considered a flat). Like last time, the committee had lots of questions about zoning issues regarding development standards and use, but supported the concept design, given the imposed constraints from the Commission on Fine Arts, who has jurisdiction over this building. The committee made comments and suggestions on materiality and color of the historicist and modern portions but in the end supports the project.

**Samolyk motion, Ready second. Support without specific comments. On consent. 12-0-0**

**Rock and Roll Marathon**

Diane Romo Thomas of the Rock and Roll Marathon presented this year's route map and plans. While the route only briefly crosses into 6B on the trail behind congressional cemetery, the impacts are felt especially at the finish line. Ms. Thomas explained that this year's marathon is later in the calendar and focuses more on the trail to minimize impacts on Ward 7 late in the race. The committee requested a focus on trash collection and crowd management along the finish line but otherwise supports the race as it doesn't really impact too



much of ANC 6B.

**Clark motion, Jarboe second. On consent. Support letter to HSEMA. On consent. 12-0-0**

**400 3<sup>rd</sup> St SE [6B03]**

This case comes to the committee for HPRB and BZA review. The HPRB review is an accessory structure to a non-contributing building. The BZA is for special exception lot occupancy. The committee believes this nbuilding meets the test for a special exception and is consistent with the purpose and intent of preservation law and regulation. The committee requested a more detailed/ornate design around the north entrance of the accessory building but otherwise is supportive.

**Ready motion, Thomas second. On consent. Support letter to BZA. Support letter to HPRB requesting more detailing and design on the north facing door. 12-0-0**

**Comp Plan Working Group**

The committee discussed the progress of the comp plan working group and the voting process next month. The goal is to have a group of “consensus comments” from the working group that they believe will be approved without much discussion. The other deliverable is non-consensus comments that will likely required more discussion and votes at the P&Z committee and full ANC. However, rather than discussing them for the first time at the meetings, the committee and RM Danks are hoping to circulate draft comments in advance that lays differing options. Further, there was discussion about the need for a statement of principals and goals before our comments based on our July 2018 letter. RM Danks is going to piece together that letter with discussions since about a possible statement proceeding our Comp Plan comments.

**Other Items**

\*The committee encouraged Commissioner Holman to file the rezoning application for the triangle between Water St SE, 12<sup>th</sup> Street SE, and M Street SE even in the face of protentional IZ-plus and upFLUMming in the next few years.

\*The committee discussed the possibility of testifying at performance oversight in January and February for OZ and OP and will decided next month whether to move forward with official comments.