



ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE
Virtual Meeting
January 5, 2021, 7:00 p.m.

Commissioners: Samolyk, Sroufe, Ready, Oldenburg, Holtzman, Ryder, Horn
Resident Members: Friedman, Dierlam, Jarboe, Danks, Ryan, Thomas, Campbell

1. **BZA 20363: 514 Archibald Walk SE [6B03]**

Second story addition to an existing one-story garage on an alley lot. **Special exceptions** for residential use conditions (More than 300 feet from closest street), required side yard on an alley lot (0 feet side yard proposed, 5 foot required), and alley centerline setback (5 feet proposed, 7.5 feet required)

Applicant: Peter and Karen Byrne

Attorney: Alex Wilson, Sullivan and Barros

Architect: Justin Donovan, Richard Williams Architects

Hearing Date: 1/27/2021

This case comes back to the committee after HPRB review in October. The design changed to lower the overall height about a foot and to remove the option for a balcony projecting into public space. The project does not expand the footprint of the existing garage. That footprint is non-conforming for setback and sideyards so the addition needs special exceptions to those. The committee did not find the project places an undue impact on air/light/privacy. The last special exception is for distance over 300 feet from a public street. This special exception exists such that relevant agencies can ensure access for fire, trash, and water. All the relevant agencies have signed off on the project. The committee devolved into tangential discussions about telephone poles and the impact of quality of life in alleys and decided to explore options to addressing this perhaps through an existing task force.

Motion [Ready/Samolyk]; Standard letter of support on consent. Passes unanimously

2. **BZA 20371: 1507 E Street SE [6B09]**

Three-story rear addition to existing two-story principal building. **Special exceptions** for lot occupancy (53.6% current, 60% allowable by-right, 69.4% proposed) and rear yard 10-foot rule (12'2" past adjacent buildings)

Applicant: Charles and Coreil Dickinson

Architect: Jennifer Fowler, Fowler Architects

Hearing Date: 2/3/2021



This project is adding a rear addition and rooftop addition. On this small lot, the 70% lot occupancy encroaches into the required rear yard. The alley is a small alley and few if any houses use the rear yard for parking. Being on the south side of an east-west road, the committee views the marginal addition that triggers the special exception to not unduly impact the light/air/privacy of the adjacent owners or the impact owner across the alley. While unrelated to the special exception and not under the purview of the BZA in this case, the committee also discussed the design choices of rooftop additions at the property line, whether mansard or set-back or a brick option.

Motion [Holman/Jarboe]: Standard letter of support on consent. Passes Unanimously.

3. BZA 20379: 514 9th St SE [6B04]

Second story addition to existing one-story rear addition to a two-story building. **Special exception** to 10-foot rule (12 feet past neighbor to the north)

Applicant: Andrew Hanko and Carol Connelly

Architect: Elizabeth Shepard, Case Design

Hearing Date: 2/10/2021

The committee discussed this second floor addition to an existing one-story rear addition. The committee explored the potential impacts on light and privacy to adjacent neighbors, particularly the neighbor to the north. The applicant has not been able to make affirmative contact with the neighbor during the BZA process. The committee recommended noting this to the BZA.

Motion [Oldenburg/Holtzman]: Standard letter of supporting on consent noting that the applicant has not made affirmative contact with the owner of 512 9th Street SE. Passes unanimously.

4. BZA 20381: 314 10th St SE [6B04]

Two-story rear addition to existing residence. **Special exception** for lot occupancy (60% required, 67.5% current, 70% proposed).

Applicant: Thomas Sullivan and Heather Greenfield

Architect: Lacy Brittingham, Brittingham Architecture

Hearing Date: 2/10/2021

The committee discussed the special exception standards of this project noting support from neighbors and pointing out that the impacts to light, air, and privacy are minimal as the project infills a dogleg against a neighbors with a face-on-line wall and actually reduced the depth of the overall building footprint. The committee also discussed the impacts of basement excavation not from a BZA perspective but also to ensure the out-of-state owner of an



adjacent building ensures monitoring during excavations and underpinnings.

Motion [Holtzman/Campbell] Standard letter of support. Passes unanimously.

5. HPA 21-132: 921 G Street SE [6B04]

Concept; Dogleg infill and partial one-story rooftop addition.

Applicant: Rich Loosle, KUBE architecture, rich@kubearch.com.

Hearing Date: 01/28/2021 or 02/4/2021

The committee thoroughly reviewed this addition. While recognizing that the addition is not visible from head-on, the committee wanted more renderings from 10th Street SE to ensure the visible portion of the addition is compatible with the surrounding context. And to ensure the rooftop addition is minimally visible and compatible with the surrounding context with the 900 block of G Street SE. The committee could not make a recommendation based on lack of drawings and requested a set of new images for the full ANC meeting.

No motion