



ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE
Virtual Meeting
February 2, 2021, 7:00 p.m.

Commissioners Present: Sroufe, Ready, Oldenburg, Holtzman, Holman (Chair), Ryder, Horn
Resident Members Present: Friedman, Jarboe, Danks, Ryan, Thomas

1. **HPA 21-177: 631 G St SE [6B03]**

Concept: Second Story Addition to Existing Garage

Applicant: Yvonne Vanderhoof

Architect: Richard Lyew

Hearing Date: 2/25/2021 or 3/4/2021

The architect presented plans dated January 22. The committee had few questions for the applicant but noted The committee appreciated the design incorporating references in terms of a hip roof relating to the Ellen Wilson townhomes to the south

Consent Agenda Motion [Ready/Holman]: To support on consent with specific information detailing the relationship to Ellen Wilson and appreciating an addition that is consistent with the existing character of the block.

2. **HPA 21-180: 320 9th Street SE [6B05]**

Concept: Two-Story side rear addition

Applicant: Karl Gruss, Anna P. Hayes

Architect: Maryjane King

Hearing Date: 2/25/2021 or 3/4/2021

The committee discussed this project to the rear which is on a landlocked square and not visible from the street. Support from both existing neighbors on 9th street. Commissioner Holtzman noted that square is relatively large and the addition is not near structures on 10th Street. The sideyard is being maintained.

Consent Agenda Motion [Holtzman/Holman]: Support with standard letter

(Resident Member Danks Leaves)

3. **BZA 20415: 515 10th St SE [6B04]**

HPA 20-518: Second story addition to existing accessory buildings/garage and stairwell. Special exception to lot occupancy (63.4% existing, 60 by right,



64.6% proposed. *Concept review for addition on alley.*

Applicant: James Francis Smyth

Architect: Lacy Brittingham

Hearing Date: 3/17/2021 [BZA], 2/25/2021 or 3/4/2021 [HPRB]

The architect presented plans date February 1. The plans call for a second story addition to an existing garage. Support letters from adjoining neighbors. The addition in on a 30 foot alley with a number of garages.

Consent Agenda Motion [Oldenburg/Holman]: Support with standard letters to both BZA and HPRB

4. BZA 20403: 1381 Potomac Ave SE [6B07]

Two-story rear addition. **Special exceptions** for lot occupancy (53% Current, 60% by right, 70% proposed) and 10 foot rule (10'8" past one adjoining property, 11'3" past the other.

Applicant: Benton Wisehart and Laura Hruby

Architect: Jennifer Fowler

Hearing Date: 3/10/21

Architect shared plans dated October 29. The committee discussed the impacts on the adjacent neighbors as well as impacted neighbors further east on Potomac and on 14th. With support from the neighbors, the committee found the addition with not unduly impact the neighbors.

Consent Agenda Motion [Ryder/Jarboe]: Support with general letter

5. BZA 20409: 102 9th Street SE [6B05]

Penthouse addition for a stairway to roof deck. **Special exceptions** for general penthouse regulations in RF-1 zone

Applicant: Joseph and Elizabeth Lunsford

Architect: Derrick Sieber

Hearing Date: 3/10/2021

The applicant shared plans to add what zoning classifies as a penthouse simply for stair access to a by-right roof deck. The committee had questions about visibility of the plan as it would related to any potential historic review but had no issues with the penthouse from a BZA review perspective, however noting that support letters from neighbors have not been obtained.

Consent Agenda Motion [Holtzman/Horn] Support on consent, though noting without support letters it may be pulled from the consent agenda.

6. ZC 21-02: Removing IZ Exemption from NC-6 Zone

Text amendment to add Inclusionary Zoning bonus height to NC-6 Zone (45 feet by right, 55 feet with IZ).

Hearing Date: *Unscheduled (May be moved to later date)*



No motion taken; no action needed at Full Commission. Commissioners Holman and Oldenburg and RM Jarboe will try to meet with HPRB and OP to understand the impact of this text amendment on the NC-6 zone, specifically as it relates to design review and the HPRB process. The committee also wondered about the practical implications of not including the Blue Castle in this text amendment and the value of carving out specific properties. After meeting informally, the committee may ask OP and HPRB to attend the March meeting.

7. ANC 6B Letter on HPRB Treatment of heights of alley and accessory buildings

Draft Letter: https://dcdgovict-my.sharepoint.com/:w/g/personal/6b06_anc_dc_gov/EezpXtGUnO5LhWYL3f9rmZMBnSkrxAKAro5vqrh_tr7MKA?rttime=77mlo_D2Eg

The committee discussed a draft letter from Commissioner Holman requesting that the Historic Preservation Review Board alter their treatment of alley building. The committee found a couple of places for clarification but generally supported the concept of the request to either codify the height limit being used in Design Guidelines, or to not use a height limit and review projects based on the general criteria for compatibility of new buildings and additions already in the Design Guidelines.

Consent Agenda Motion [Holman/Ready]: Send the letter with leave for clarifying changes.