



ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE
Virtual Meeting
February 4, 2022, 7:00 p.m.

Commissioners: Samolyk, Ready, Oldenburg, Holman (Chair), Ryder, Wright, Horn
Resident Members: Friedman, Danks, Thomas, Garry

1. **Rock and Roll Half Marathon, March 26 2022**

Presenter: Diane Romo Thomas

The Committee heard from Ms. Romo Thomas on the 2022 race. The race is now permanently a half marathon. Ms. Romo Thomas noted some issues on 19th Street related to the race in the fall and indicated they would have staff monitor the situation

Motion [Holman/Oldenburg] Support the event with a letter to the Mayor's Special Events Task Group on consent. **Unanimous**

2. **BZA 20640 and HPA 22-137: 739 12th Street SE; Special Exception to construct a two story, rear addition to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone (Square 995, Lot 54); Hearing Date: 03/09/22 [6B04] Owner(s): Rachel, Applicant: Johnathan Campbell, Hearing Date: 03/09/22 [6B04]**

The architect presented plans from a family looking to expand to meet the requirements for foster rules as well as to deal with a persistent water infiltration issues. The plan is to add a 25-foot addition, the entirety of which would extend past the house to the north and needs 15 feet of relief. The neighbor to the north was at the meeting expressed concerns about a lack of notice as well as water issues. The applicant agreed to be in touch with the neighbor.

The project meets all other aspects of the zoning code and will not contain an accessory building. Support from the neighbor to the south, currently in the process of building a three-story rear addition and a carriage house.

Commissioner Oldenburg expressed concerns about the vinyl siding at the rear, noting most projects in the historic district use horizontal Hardie plank at the rear.

Motion #1 [Oldenburg/Horn] Support HPA application highlighting the material on the rear is not something we've seen, noting it for HPO and the board and request guidance on the appropriateness. **Motion passes on voice vote, Commissioner Samolyk Abstains**

Motion #2 [Oldenburg/Ready] Support BZA application noting the lack of sun studies made it difficult to fully judge the impacts on light and air. **Motion passes on voice vote, Commissioner Samolyk and Resident Member**



Friedman abstain

3. **BZA 20629: 745 10th Street SE; Special Exception to construct a two-story accessory garage with roof deck, to an existing, attached, three-story with cellar, principal dwelling unit in the RF-1 zone (Square 950, Lot 75); Owner(s): Jennifer May; Applicant: Martin Sullivan; Hearing Date: 02/16/22 [6B04]**

The property owner, architect, and attorney all were present to present plan to add a two-story accessory building/garage to a narrow lot. The relief needed is for rear yard (20 feet required, 18 feet proposed) as well as lot occupancy. The property owner presented on the need for more living space for and the opportunity to add a deck in the rear of the house which is the only spot that gets sun due to the 3-story apartment building just to the south. The architect presented on the varied nature of the alley including a few two-story accessory buildings built. The project would be two stories with a roof deck with a 3'8" parapet around the roof deck.

The property owners and one tenant to the south appeared to voice their opposition. They voiced issues related to privacy where the roof deck would nearly be on the same level as one of the rear decks and the ability for people on the roof deck to look into the back windows. They also voiced issues around the cumulative impacts of two two-story accessory buildings abutting their rear yard.

This project will return for Historic Review later

Motion [Oldenburg/Wright] Support project. Motion passes on voice vote, Commissioner Samolyk abstains

The item on requesting regulation on last mile delivery services was removed from the agenda for work to continue across ANCs.