



ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE
St. Coletta of Greater Washington, 1901 Independence Avenue SE
March 3, 2020, 7:00 p.m.

Commissioners: Oldenburg, Sroufe, Ready, Waud, Jayaraman, Holman (chair)
Resident Members: Dierlam, Danks, Ryan, Thomas

1. 710 E Street SE [6B03]

Applicant: KC Price, architect

HPA 20-034: *Concept:* Rear three-story addition

Applicant was a no show

2. 250 7th Street SE [6B02]

Applicant: Brandon Gaynor

PS #10778898: New unenclosed sidewalk cafe on 7th Street side

The applicant presented plans to add a sidewalk café on the 7th Street side. The plans are to add spaced out planters rather than a solid wall on the 7th Street side. But there are safety issues that take priority with an uneven sidewalk and lots of kids running around. The committee recommended support on consent, with the hours being governed by the ABRA Settlement Agreement

Motion to support on consent [Sourfe; Dierlam] 9-1-0

(Resident Member Friedman arrives)

3. Washington Yacht Club, 1500 M Street SE [6B06]

Applicant: Anne Brocket, HPO

Case 20-06: *Landmark Application.* Criteria B (History) and D (Architecture and Urbanism)

Anne Brocket and Commodore Ricks from the Washington Yacht Club presented the HPO-authored application to landmark Washington Yacht Club. The ANC asked about the standard for landmarking as well as the history of the Yacht Club and future plans. The Committee recommends the ANC support the landmark application.

Motion to support on consent [Holman; Sroufe] 11-0-0

(Commissioner Jayaraman departs)

4. 1247 E Street SE [6B06]

Applicant: Hatem Hatem

BZA 18701-D: *Time Extension of variance for restaurant use in RF-1 Zone.*

The applicant presented the need for a time extension of an ANC-support variance for use of a



restaurant at the corner of 13th and E. The applicant presented his efforts to lease the building through the construction along E Street and believe the space will be able to be leased now that construction is approaching the end. The committee expressed reservations about continual time extensions but believes the extenuating circumstances of the large amount of construction on the 1300 block of E Street justifies another two-year time extension, noting that any more time extensions will be a much higher burden to clear.

Motion to support on consent [Holman; Danks] 10-0-0

5. **512 A Street SE [6B02]**

Applicant: Steven Lawlor

HPA 20-129: *Concept.* New two-story carriage house.

The applicant presented plans to add a new two story garage and exercise studio at the rear of a very deep lot in line with adjoining accessory buildings with support from the existing neighbors. The ANC noted that a garage here is consistent with the alleyscape and the design is as well.

Motion to support on consent [Sroufe; Ready] 10-0-0

6. **1330 K Street SE [6B07]**

Applicant: Ryan Amons, Schmidt Builders

BZA 20240: *Special Exception:* Conversion to apartment house (3 units proposed, 2 by right); Add a rear addition more than 10 feet past adjoining neighbor (10' by right, 15'8" proposed) and to remove architectural elements from roof and porch (mansard, dormers)

The applicant presented plans for a rooftop and rear addition as well as expansion of the accessory building, to convert the existing single unit home into two units as well as add an unit to the accessory building. At the meeting, the applicant also noted they just were notified they needed variance from adding a principal dwelling unit on an alley less than 16 feet in width.

The committee also heard from the two abutting neighbors who were not opposed to the project as well as three neighbors who were opposed. While some of the opposition rested on issues outside the purview of the BZA (tree removal, building envelope) some of the issues the committee considered were brought up. The neighbors in opposition had issues related to adding a residential unit on the alley, to the design of the front of the building as it relates to removing the mansard. The committee ended up agreeing to support the special exception but wanted more information as related to the variance requested, since no information was provided before the meeting.

Motion to support the special exception and variances [Waud; Holman] 5-4-1

(Commissioner Waud Departs)

7. **Budget Oversight Testimony for Office of Planning**



1) Request for a Small Area Plan for Southeast Boulevard and area between SE Boulevard, 295 and Anacostia River.

The committee discussed the language circulated by Commissioner Holman and made a number of changes for clarity and to include references to RFK.

Recommend to adopt testimony to present on March 27 [Holman; Danks] 9-0-0