



**Report of the ANC6B Planning & Zoning Committee
March 1, 2022 @ 7:00PM
Via Virtual Webex**

Commissioners: Samolyk, Sroufe, Ready, Holman (Chair), Wright, Horn
Resident Members: Friedman, Gerardo Mijares-Shafai, Dank, Ferguson, Garry, Campbell

BZA 20689: 119 6th St SE; Special Exception to construct a rear, two-story addition to an existing, detached, two-story principal dwelling unit in the RF-3 zone (Square 42, Lot 31); Owner(s): Roopa Kosuri and Kanak Patel; Hearing Date: 04/13/22 [6B02]

The homeowners presented plans to convert a porch/patio to an enclosed two-story addition. The property conforms with all aspects except a side yard. The regulations allow for either zero side yard or at least three feet. In this case, the addition would have the same footprint as the existing veranda. Support from neighbors. The committee did not find the 1-foot side yard would unduly affect use of adjoining properties.

Plans: https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20689

Motion [Sroufe]. Recommend Support on Consent. Passes unanimously.

BZA 20675: 1307 South Carolina Ave SE; Special Exception to construct a rear deck addition to an attached, three-story principal dwelling unit in the RF-1 zone (Square 1040, Lot 35); Owner(s): Krzysztof Laski; Attorney: Tracy L. Themak Hearing Date: 04/13/22 [6B06]

The property owners and attorney present a plan to add a sort of walkway between two existing openings on the second floor of a very shallow but wide three-story building. The walkway would allow of rear egress from both doors, with only one stairwell down in a very shallow lot. The walkway counts as lot occupancy and puts the property above 60%. The neighbors are away of the project and haven't objected.

Plans: https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20675

Motion [Holman]. Recommend Support on Consent. Passes unanimously

BZA 20670: 344 14th St SE; Special Exception to construct third story and rear addition to an existing, attached, two-story principal dwelling unit in the RF-1 zone (Square 1061, Lot 71); Owner(s): Katherine Steel; Applicant: Myron Ward; Hearing Date: 04/13/22 [6B06]

The property owner and architect presented plans to add a rear addition on a corner lot to go to 70% lot occupancy. While the house sits to the south of the row, the addition is mostly in line with the properties to the north and won't cast a undue impact on light and air. Support from neighbors to north.

Motion [Holman] Recommend support on consent. Passes unanimously.

Plans: https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20670

BZA 20653: 1500 D Street SE; Special Exception to construct a second story, rear addition to an existing, semi-detached, two-story principal dwelling unit in the MU-4 zone (Square 1074, Lot 40); Owner(s): Bradley R. and Margaret S. Gentile; Applicant: Myron Ward; Hearing Date: 03/23/22 [6B09]

The property owners and applicant presented plans to add a second story addition to an existing one-story portion of the property, which is the old Pretzel Bakery place across the street from Payne Elementary. The project needs special exception relief for lot occupancy for the second floor as well as rear yard setback.

The committee heard from a neighbor two doors to the east on D Street SE who was concerned about the light impact from the second story addition, with will have a hipped roof approximately the same height as the original building. The committee could not make a recommendation without a light study to judge the impact and has requested one for the commission meeting.

Plans: https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20653

No motion taken

ANC 6B Request to Mail Notice of Intent to File a Map Amendment to Rezone 1323 E Street SE from PDR-1 to RA-2.

Chair Holman presented a request to file a notice of internet to rezone the property at 1323 E Street SE. The handout is attached to this document which documents the process and the criteria.

The 1300 block of E Street SE used to be almost entirely zones for industrial use, owing to a long-history of use by various light and heavy industry. In the 1980's, community organization helps organize a rezoning of all the properties that were no longer in industrial use to residential zoning. Over the last decade, two developments have turned large swathes of the block to moderate density residential use, matching the designation on the future land use map. The property at 1323 E Street is the only remaining street-facing property zoned for industrial use (There are two large purpose-built warehouse on the interior of the square used by the District Department of Transportation).

The resolution here would only authorize the notice of intent to file a rezoning application. The NOI is a regulatory requirement to provide the affected property owners 45-day notice before filing. The ANC will vote again in May to authorize filing the application, with the application fully written before voting on it.

A rezoning will not affect current use, which has a CofO for retail use for DoorDash's last-mile delivery DashMart. The property can continue in retail use in its current form even if the rezoning is approved.

The property owner was not at the meeting and the Committee felt it prudent to reach back out to invited the owner and his attorney to the full meeting before the vote. Chair Holman sent another email after the meeting notifying the property owner again of the NOI, stressing this was the first of two votes

No Motion

Informational Presentation

The committee discussed the US Navy's request for comments on scoping a Federal Environmental Impact Study on a potential land transfer at the Washington Navy Yard. The committee discussed the need to ensure the riverwalk was to remain publicly accessible as well as noting some of challenges and opportunities of the 11th Street Bridge Park, Boathouse Row, as well as ensuring historic resources are protected.

The Transportation Committee also discussed this project. A list of items for scoping will be put together for a vote at the full Commission.