



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

**Commissioners:** Samolyk, Sroufe, Ready, Oldenburg, Holtzman, Holman (Chair), Ryder, Horn  
**Resident Members:** Friedman, Dierlam, Mijares-Shafai, McGaffey, Jarboe, Danks, Ryan, Garry

**Cases Voted to Consent Calendar:** Chipotle/415 8<sup>th</sup> Street SE, ZC 21-02 Text Amendment, 106 13<sup>th</sup> St SE, 508 Seward Square, 223 5<sup>th</sup> St SE, 313 9<sup>th</sup> St SE

**No Shows/Remain on Agenda:** 420 11<sup>th</sup> St SE, 602 E St SE

**1. BZA 18238A: 415 8th Street SE [6B03]**

*ANC 6B Supported this application last month. Our report needs a slight revision to reflect the discussion at the BZA. The record was left open for unrelated reasons but the board requested ANC 6B update our report with a new vote. The discussion was minimal after discussing the circulated draft.*

**Motion [Holman 1<sup>st</sup>/Ready 2<sup>nd</sup>): Passed Unanimously on Consent**

**2. ZC 21-02: Text amendments to add IZ To NC-6 Zone**

**IZIS:** [https://app.dcoz.dc.gov/CaseReport/ViewExhibitsReport.aspx?case\\_id=21-02](https://app.dcoz.dc.gov/CaseReport/ViewExhibitsReport.aspx?case_id=21-02)

**Dropbox:** <https://www.dropbox.com/sh/ele6c2gmf2ylc2n/AACG1Jh4aQi3HEz0-Sj5a9H2a?dl=0>

*Office of Planning proposed amendments to add IZ to NC-6 zone by increasing height and FAR of projects including inclusionary zoning.*

Jennifer Steingasser from the Office of Planning presented an overview on the Office of Planning's newest Inclusionary Zoning text amendments. After discussing the changes to other zones from across the city as well as changes to "stick-built" vs "concrete and steel" affordable set asides. After that, Ms. Steingasser focused on the NC-6 (Lower Barracks Row Zone) regarding adding IZ. The changes are an increase in the height limit for buildings with IZ from 45 to 55 feet and a FAR from 3.0 to 3.6. The committee was fully in support of the spirit of the changes. After a discussion last week with RM Jarboe, Commissioners Oldenburg and Holman, Office of Planning has agreed to followup with a text amendment that requires a 1:1 setback for height along 8<sup>th</sup> street starting at 45 feet. With that, the committee was in support.

**Motion [Oldenburg/Jarboe] Continue to support the general intent of adding inclusionary zoning to the NC-6 noting we expect a followup text amendment to be set at the end of April that incorporate the setback requirements.**

**3. BZA 20445: 106 13th Street [6B08]**

**Applicant's Rep:** Alex Wilson, Sullivan and Barros

**Hearing Date:** 4/21/2021

**IZIS:** [https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case\\_id=20445](https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20445)

**Dropbox:** <https://www.dropbox.com/sh/qsblkr2an4murow/AADwzHcszAdHJs0Kk7VBE1IVa?dl=0>

*Use Variance for restaurant use on cellar and second floor of an existing building*



Spiro Gioldasis of Pacci's Restaurant presented plans with the architect and attorney. There was a long discussion related to the history and use of the building and the reasons for continued failure. The applicant discussed the variance standards noting that residential use above a by-right restaurant in a standard rowhouse is difficult to lease. Multiple neighbors spoke in enthusiastic support of the project. The committee noted that support for the variance request is unrelated for the needed substantial change to the existing liquor license if the variance is approved. Commissioner Samolyk abstained from the vote on grounds of concerns about setting precedent for expanding non-residential use in rowhouse zones for her SMD.

**Motion [Wright/Holman] Support unanimously on consent. Samolyk abstains**

**4. HPA 21-253: 420 11th Street SE [6B04]**

**Applicant/Owner:** Esther and Michael Konrad

**Architect:** Vaclav Malek

**Hearing Date:** 4/22/2021 or 4/29/2021

**HPO Box:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/133970224538>

**Dropbox:** [https://www.dropbox.com/sh/ceqvqphupzt7tp/AAAiGYfG2ILLS9yzUO7\\_rvsOa?dl=0](https://www.dropbox.com/sh/ceqvqphupzt7tp/AAAiGYfG2ILLS9yzUO7_rvsOa?dl=0)

*HPA Application for a rear addition as well as removing non-historic stucco façade to wood siding*

No show, no response.

**5. HPA 21-266: 508 Seward Sq SE [6B02]**

**Owner:** Tim and Nazanin Ash

**Architect:** Christopher J. LaMora

**Hearing Date:** 4/22/2021 or 4/29/2021

**HPO Box:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/133970380229>

**Dropbox:** [https://www.dropbox.com/sh/val1o3gsh35mo5i/AADMchIJVZQ7z9QHYPZM\\_ua?dl=0](https://www.dropbox.com/sh/val1o3gsh35mo5i/AADMchIJVZQ7z9QHYPZM_ua?dl=0)

*Rear/third floor addition*

The architect and owners presented plans to do a third story rear addition to an existing three-story building with a one-story plus cellar dogleg infill. The project is on a square with no alley and the project isn't visible from any side. The committee was curious why this wasn't a staff signoff and asked the applicant to followup and let us know. The neighbors on either side do not oppose the project on historic grounds, but retain concerns about water runoff and non-historic issues.

**Motion [Sroufe/Dierlam] Support on Consent unanimously**

**6. HPA 21-261: 223 5<sup>th</sup> St SE [6B02]**

**Applicant/Owner:** James Rilvey Sever and Abdul Sever

**Architect:** Michael Romero



**Hearing Date:** 4/22/2021 or 4/29/2021

**HPO Box:** <https://app.box.com/s/dhn9muwq7e6fqr5v5v40hn1w7yanfma/folder/133970420455>

**Dropbox:** <https://www.dropbox.com/sh/8s5myjr39fv69uh/AAD1MgOXps5hK3ETRNdqhulta?dl=0>

*New Attic Storage addition*

The owner's architect presented plans for a very small attic addition that wouldn't be visible from the street. The committee felt the addition, due to its very small size would be better served to be in brick rather than hardiplank and will not that in our letter. Commissioner Sroufe asked the applicant to obtain letters of support from adjoining neighbors

**Motion [Sroufe/Dierlam] Support on consent.**

**7. HPA 21-256: 602 E Street SE [6B04]**

**Applicant/Owner:** Patrick Finch and Emily Cohen

**Architect** Mark Cerny

**Hearing Date:** 4/22/2021 or 4/29/2021

**HPO Box:** <https://app.box.com/s/dhn9muwq7e6fqr5v5v40hn1w7yanfma/folder/133970420455>

**Dropbox:** <https://www.dropbox.com/sh/l9j0isuzwvugn8/AABY0UAINa4qBBGiRZg9Riewa?dl=0>

*HPA Application for enclosing an existing rear balcony*

No Show

**8. HPA 21-262: 313 9th Street SE [6B05]**

**Applicant/Owner:** Kitty Kaupp

**Architect:** Jennifer Fowler

**Hearing Date:** 4/22/2021 or 4/29/2021

**HPO Box:** <https://app.box.com/s/dhn9muwq7e6fqr5v5v40hn1w7yanfma/folder/133970334107>

**Dropbox:** <https://www.dropbox.com/sh/ndlu9gcco0wctqi/AABibjuKCQGSj7KV87BkJQI5a?dl=0>

*Second floor addition to existing accessory building*

The committee discussed this application which returns after being approved by HPRB in 2010, noting that ANC 6B then opposed the addition. The applicant presented substantially similar plans. The committee supported the project but noted multiple cases where the HPRB would likely push back including the mass on the alley as well as the detailing on the south facing windows visible from the alley. RM Jarboe noted his absence in the vote was due to his opposition to the project in 2010. And while he no longer opposes he didn't want to change to support.

**Motion [Holtzman/Ready] Support on consent Unanimous. Jarboe abstains**

May BZA/HPRB Cases:

232 10<sup>th</sup> St SE: Combined BZA/HPRB case for a rear and third story addition to an existing two-story rowhouse



special exception for lot occupancy

1525 K Street SE: BZA Case for one story addition with roof deck to existing three story building special exception for lot occupancy

13 7<sup>th</sup> St SE: Area variance for lot occupancy to construct a rear addition to existing two-story building.