



ADVISORY NEIGHBORHOOD COMMISSION 6B

PLANNING & ZONING REPORT

May 3, 2022 at 7:00 p.m.

Virtual Meeting via WebEx

Commissioners: Samolyk, Sroufe, Ready, Holtzman, Holman (Chair), Ryder, Wright

Resident members: Mijares-Shafai, Jarboe, Danks, Ferguson, Garry

- 1. HPA 22-278: 135 Kentucky Ave SE; Two-story addition at rear of house, one-story addition on garage; Owner(s): Jeffery and Jill Miller; Applicant: Jobi Jones; Hearing Date: 05/26/2022 or 06/02/2022 [6B05]**

This project returns for historic review. The project's brick facade is consistent with the alley, which has a number of one- and two-story buildings. The rear of the property is where the very narrow alley sort of opens up.

Motion [Holtzman/Wright] to send letter in support on consent agenda. Unanimous

- 2. BZA 20730: 1208 D ST SE; Special Exception to construct a second story accessory garage addition, to an existing, attached, two-story principal dwelling unit in the RF-1 zone (Square 1017, Lot 801); Owner(s): Sharon Harrelson; Applicant: Lacy Brittingham, Hearing Date: 06/08/2022 [6B06]**

This project returns to us after HPRB approval. The project is unchanged since then. The property is already over 70% lot occupancy, so the garage addition actually is slightly smaller than the existing footprint. Neighbor letters in support. The garage is on the north side of the property mostly facing Adolf Cluss Court the impacts from shading are not undue on the neighbors along 12th Street SE.

Motion [Holman/Wright] to send letter in support on consent agenda. Unanimous

- 3. HPA 22-228: 510 9th St SE; Partial third floor roof deck above existing house. New cellar windows and wells on front façade, front steps to be replaced; Owner(s): Natalie Orpett and David Stoopler, Applicant: Jennifer Fowler Hearing Date: 05/26/22 or 06/02/22 [6B04]**

Applicant is presenting for concept review of a partial third story addition not visible from the street. The project design is generally compatible for the historic district. The applicant shared discussions with the neighbors related to building issues related to underpinning and the party wall, but neither neighbor was opposed to the project in concept.

Committee encouraged applicant to provide letter of support or no object if possible

Motion [Holtzman/Jarboe] to send letter in support on consent. Unanimous

- 4. BZA 20723: 109 11 ST SE; Special Exception to construct a second story, rear addition, to an existing, attached, two-story, principal dwelling unit in the RF-1 zone (Square 968, Lot 822); Owner(s): Stephen Mallott and Yunus Arslan, Applicant: Gregory Kearley; Hearing Date: 05/25/2022 [6B05]**

The applicant presented a project for a second story addition atop an existing one-story portion of the building. The project has HPO staff approval but needs relief for the 10-foot rule. The building is in the corner where 11th Street SE and North Carolina Ave come together. Because of very atypical geography where the properties come together, there is almost zero impact from shadows on one house on North Carolina Avenue in the very early hours. Letters of support from North Carolina Ave neighbors. 11th Street neighbor not in opposition but hasn't provided a letter

Motion [Holtzman/Ready] to send letter in support on consent. Unanimous

- 5. HPA 22-277: 639 A Street SE; Two-story addition with cellar, new cellar under existing house, window wells, interior renovation, two-story carriage house to replace one-story garage; Owner(s): Jessica Bachay and Haider Haimus; Applicant: Jennifer Fowler; Hearing Date: 05/26/2022 or 06/02/2022 [6B02]**

Architect Jennifer Fowler presented plans for an addition to a small wood framed twinned house on A Street that backs

up to Browns Court. The twinned house has a substantial addition in which this will be similar in size. The alley will have a two-story building which is very consistent with Brown's Court. Neighbor letter in support from twinned house.

Motion [Sroufe/Samolyk] to send letter in support on consent. Unanimous

6. HPA 22-230: 300 G St SE; Rear yard two story addition; Owner(s): William Cox and Audrey Draper; Applicant: Eric Teran; Hearing Date: TBD [6B03]

This case has already been approved by HPRB unbeknownst to both the applicant and HPRB. Wires were crossed at HPO, and the applicant assumed it would be on the consent calendar for May, presuming no ANC opposition. Nonetheless the committee wanted to review the project. The project is a rear addition for a corner lot at 3rd and G Street SE so it's very visible. The addition is modern and differentiated from the main house. Has HPO support. Committee didn't take a motion and learned its lesson to ensure what you assume is correct is communicated to HPO, who has become less communicative and more difficult to work with over the last year or so.

No motion necessary. Project will not be considered further

7. BZA 20626: 139 D St SE; Special Exception to construct two, second story rear additions, to an existing, attached, two-story with cellar, principal dwelling unit in the RF-3 zone (Square 734, Lot 846); Owner(s): Irvin and Kathy Shapell; Applicant: Chris Williams; Hearing Date: 05/25/2022 [6B01]

The committee heard plans from the applicant and neighbors in support. Before writing this report, I was notified the case has been withdrawn from the BZA and as such I won't write a full report. There was no motion except for encouragement to work with opposed neighbors over the next week before return.

No motion was taken. I will ask to not consider the case at the full commission meeting

8. Rezoning 1323 E Street SE From PDR-1 to RA-2

Commissioner Holman presented an updated application to rezone 1323 E Street SE from industrial PDR-1 zoning to RA-2 residential to match the two new large developments on the south side of E Street SE. The presentation focused on two things. The ability to bring a map amendment in the first place. And then asking whether the ANC should do so. The property's owner representative questioned the ANC's ability to do so and made the point that the ANC is dictating use of private property. One neighbor spoke in support of the application and Commissioner Holman presented the results of a petition circulated a couple of hours before the meeting that already had 10 neighbors in support. The application materials were circulated to the committee in advance which covered the comprehensive plan consistencies. Similar residential projects in a RA-2 zone were also shown. The property owner's representative told the committee the building is actively for sale and has been since Frager's moved out. DoorDash is scheduled to end use of the property in September 2022. The adverse impacts from DoorDash's use of this property are well known to the committee through the process to file an appeal of their Certificate of Occupancy and associated building permits. As a way to end the appeal without going through the full-blown hearing and waiting a year for an order to be written, the parties all agreed to withdraw the appeal in September 2022 upon DoorDash's surrendering of the building permit and certificate of occupancy. The process is expected to take 6-8 months to complete at the Zoning Commission.

Motion [Holman/Danks] to file the rezoning application as a rulemaking case to rezone 1323 E Street SE from PDR-1 to RA-2, contingent on receiving written notice from the Office of Attorney General that ANCs are permitted to file map amendments. Motion on consent passes with Commissioner Samolyk abstaining.

9. Letter to encourage OP to continue to analyze potential for increased Alley and Accessory Building housing units [Draft Letter]

This is a letter brought to the committee from ex-Commissioner Nick Burger after discussions last month. The Committee agreed to streamline the letter to focus solely on the request to the Office of Planning to do what it was directed to do in 2020, to analyze and bring further text amendments to the zoning code to help unlock further resident development on historic alley lots. The letter (attached) makes clear that ANC 6B is not suggesting any specific changes nor does it imply we will support any specific changes, we just want to see OP and the Zoning Commission to meet the commitments they've already made.

Motion [Holman/Holtzman] to send letter to OP. Unanimous on consent.