



ADVISORY NEIGHBORHOOD COMMISSION 6B

Meeting Minutes

June 7, 2022 at 7:00 p.m.

Virtual Meeting via WebEx

Commissioners: Sroufe, Ready, Holman (Chair), Ryder, Wright, Horn

Resident Members: Friedman, Jarboe, Danks, Thomas, Garry

1. BZA 20738: 1609 G Street SE; Special Exception to construct a third story and three-story rear addition, with cellar, to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone (Square 1092, Lot 18); Owner(s) Trin Mitra & Paromita Shah; Applicant: Jennifer Fowler, jennifer@fowler-architects.com; Hearing Date: 06/22/22 [6B09]
Plans: https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20738
Architect Jennifer Fowler presented plans for a rear addition which needs special exception relief for lot occupancy. Letters of support from adjoining neighbors. A north-facing house, the impacts on the neighbors are minimal. Shadow studies provided. Substantial tree cover as well.
Motion [Horn/Wright] Support on consent. Unanimous Vote
2. BZA 20748: 274 Kentucky Avenue SE; Variance to construct a second story rear addition, to an existing, attached, three-story principal dwelling unit in the RF-1 zone (Square 1039, Lot 81); Owner(s): Steven Chuslo, sichuslo@gmail.com; Applicant: Paula C. Morris, morrisarc@aol.com; Hearing Date: 07/06/22 [6B08]
Plans: https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20748
Owner Steven Chuslo presented plans to add a second story deck to a very awkward pie-shaped lot. The Deck will not extend past the party walls of the adjoining buildings and will not impact the neighbors in any way. The committee noted that this request is a variance and asked Mr. Chuslo to flesh out the arguments on how it meets the three-prong variance test. While it was clear the committee would support the application, the committee nonetheless challenged Mr. Chuslo on practical difficulty of the strict application of the zoning regulations (one of the three prongs) and suggested further study of options for creating rear egress from the second deck that would not require a variance, noting the Office of Planning or Board of Zoning Adjustment may request exploring such alternatives. Neighbor letters in support.
Motion [Wright/Horn] Support on consent. Unanimous vote.