



**ADVISORY NEIGHBORHOOD  
COMMISSION 6B ANC 6B  
EXECUTIVE COMMITTEE  
MEETING,**

**September 6, 2022, at 7:00 p.m.**

**Virtual Meeting via WebEx**

**ANC 6B Planning and Zoning Committee Meeting Will Begin at 7:00**

**1) HPA 22-434; 1107 10th St SE; Concept: new construction in PDR-1 zone; Owner/Applicant: Syga Thomas**

The committee reviewed plans for a new short-term rental building in the Capitol Hill Historic District. While the committee had many questions about the operations of the building and other building code issues, the committee's review of the questions relevant to the historic review were minimal. The committee noted this building will be the tallest on the block and have vacant lots on either side and will be prominent. The property owner intimated that they have considered purchasing the adjoining properties and would develop them in a similar fashion or assumed others would also do something similar. The front basement entrance complies with the guidelines.

On the zoning side, the short-term rental use is by-right in the PDR zone. There is a small trash room. The building and use are by-right. The at-risk windows will come with a covenant that they are at risk and the building is designed to easily accommodate losing the windows.

Commissioner Horn inquired about why the residential short-term rental regulations don't apply to this building. Because this property is zoned for commercial and industrial uses, the regulations on number of days or owner living in property does not apply.

Commissioner Oldenburg noted there hasn't been communication with neighbors and despite supporting the building has asked not to put it on consent.

*Motion [Oldenburg/Jarboe]. Standard support letter but not on consent. Motion passes on voice vote with Commissioner Horn recorded as voting in opposition of the motion.*

**2) BZA 18701F: 1247 E Street SE; Modification of Consequence: Extend hours to allow early weekend hours at a hair salon;**

The owner of the building at 13<sup>th</sup>/E Street SE with the vacant commercial space across the street from Watkins Field is back with a modification to previously approved conditions to a use variance to allow a hair salon to open earlier than allowed on Friday, Saturday, and Sunday to 7:00. The original hours were

9:00 on weekend and 7:30 during the week. The committee had no issues with this request and recommends support.

*Motion [Holman/Horn]. Standard support letter on consent. Passes unanimously*

### **3) ZC 20-06A: 1333 M Street SE; Technical Correction to ZC Order 20-06;**

The developers of 1333 M Street SE presented on a technical correction to the order, simply changing a reference where units in different phases were swapped in the final order. The ANC does not need to take action, this was more for awareness.

### **4) Future ZC Modification of Consequence: 1333 M Street SE; Modification to reduce retail space and increase residential parking from 174 parking space to 306;**

While this case does not have a ZC case number, the developer expects to file it this week and there's a good chance it's scheduled for early October before our next meeting. Because of that, the ANC is going to take action this month.

The developers presented plans to modify certain aspects of the previously approved 1333 M Street SE. The major changes are increasing the car parking space from 174 to 306, to increase the short and long-term bike parking, to increase the number of units in phase 1 from 496 to 516 while increasing residential gross floor area by about 10k square feet (with concurrent 12% of that as inclusionary zoning units).

Where the ANC's role is in this is to provide feedback on the requested changes in terms of ensuring the previously agreed public benefits continue to be commensurate with the increased density and to ensure the mitigations are sufficient to offset the impact of the use. To that end, Commissioner Ready and Holman noted the impact from increasing the number of parking spaces and potential mitigations/benefits should include increased capability for electric cars and bikes and to push DDOT to continue to push for other tools to mitigate the impacts of the increased car traffic. Resident Member Jayaraman also inquired about the possibility of expanded universal design, especially for units on the ground floor. The developer's attorney said she would get feedback on the building code requirements for universal design and if there's any zoning precedence for this.

Of note, the committee got an update on the proffer for a senior day center. The developer continues to plan to comply with the original order, which requires money to be provided for a study and other pre-development work for a senior care center, and representatives of Capitol Hill Village were there to offer to provide assistance and their willingness to meet on a path forward. The work would need to be done by the time Phase 1 of the project gets a certificate of occupancy.

Of note, the changes in this filing are only for the consolidate and phase 1 portion of the PUD. The developer plans on returning to ANC 6B in 2023 or late for Phase 2 development review.

*No motion but Commissioners Holman and Ready agreed to flesh out some of the language related to the request for more mitigation from the impacts of increasing the parking spaces and wait to hear from the attorney on the building code issues related to universal design.*

### **5) Ltr to DCRA re: 220 14th St SE; concerns of tree damage**

Resident Member Jayaraman brought an issues to the P&Z committee related to ongoing issues with a construction project at 220 14<sup>th</sup> Street SE and the impacts on the adjoining building along South Carolina Avenue SE. The project has a long history with inadequate tree protection and issues with underpinning of the freestanding building still impacting the neighbor house.

The committee facilitated a discussion between both the developer and property owner. For the committee's work with the commission, we agreed to not take a vote in hopes of planned discussions this week leading to a resolution. However, the committee agreed to accept a letter from RM Jayaraman for consideration if necessary to DCRA that details the issues the neighbor has had in ensuring adequate communication and review of the project from the DC Government perspective.

*No motion taken*