



ADVISORY NEIGHBORHOOD COMMISSION 6B  
ANC 6B PLANNING & ZONING COMMITTEE  
MEETING

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

**ANC 6B Planning and Zoning Committee October Meeting**

**Commissioners:** Sroufe, Ready, Holtzman, Holman (Chair), Ryder, Horn

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

**Video:** <https://dcnet.webex.com/dcnet/ldr.php?RCID=d6066a89816ba81063f930aa31613a40>

**1) BZA 20802: 639 A Street SE;** Special Exception to construct a two-story garage with accessory apartment, to an existing, semi-detached, two-story with cellar, principal dwelling unit in the RF-1 zone (Square 870, Lot 113); Owner(s): 639A, LLC/ Haider Haimus & Jessica Bachay; Applicant: Jennifer Fowler, [jennifer@fowler-architects.com](mailto:jennifer@fowler-architects.com); Hearing Date: 11/09/22 [6B02]

Documents: [https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case\\_id=20802](https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20802)

Jennifer Fowler presented plans to build a new two-story carriage house on a relatively wide 30 foot alley. ANC 6B and HPRB had previously supported/approved the design. The committee found no undue impacts on light/air given the character/scale/pattern of the rest of the alley houses, including an adjoining property with an approved two-story carriage house.

**[Sroufe/Holtzman] Motion to support on consent passes unanimously**

**2A) HPA 22-373: 117 12<sup>th</sup> Street SE;** Concept review for construction of a new two-story residential building; Owner(s): Eric and Elizabeth Paisner, [lizpaisner@gmail.com](mailto:lizpaisner@gmail.com); Applicant: Eric Teran, [eteran@eustilus.com](mailto:eteran@eustilus.com); Hearing Date: 10/27/22 or 11/03/22 [6B05]

**2B) BZA 20798: 117 12<sup>th</sup> Street SE;** Special Exception to raze an existing shed and construct a new, detached, two-story principal dwelling unit in the RF-1 zone (Square 989, Lot 807); Owner(s): Eric and Elizabeth Paisner; Applicant: Alexandra Wilson, [awilson@sullivanbarros.com](mailto:awilson@sullivanbarros.com); Hearing Date: 11/02/22 [6B05]

Documents: [https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case\\_id=20798](https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=20798)

This project is for a new two-story building on an existing alley tax lot, which needs both historic and zoning relief. The project as proposed is a modern building with a two-car garage on the ground floor and a one-bedroom housing unit on the second. The project is at the corner of an alley so it fronts an alley on both the west and south sides. One garage door would be on the south, one on the west. The only windows face over the alley. Across the 10 foot alley is a deeded park owned by the District but maintained by adjacent residents.

The committee had a long discussion with the project attorney, architect, and owner as well as a number of neighbors. In the end, the committee did not take a position but requested the following information/changes. A number of committee members wanted to make clear that if they had to vote at the meeting, they would have voted to oppose.

The comments made to the applicant broke down along the requests for relief and concept approval

For the historic preservation concept approval, a majority of the committee questioned the compatibility of the entire package, the materials (stucco or stucco-like material), the color scheme (gray), and the roofline (a gabled roof). There was a particular focus on the large amount of visibility from 12th Street given the unique nature of the 30 foot alley and that the wall facing the alley will not have any windows.

From the BZA rear and side yard relief, we need a better understanding of HVAC, drainage, gutters, preliminary guess work or examples of other solutions. Since the project would be 100% lot occupancy, these things have to go somewhere and they weren't noted on the drawings.

For the alley centerline relief, the committee questioned the practicality and necessary of the second garage on the 10 foot wide alley portion, noting potential impacts on the adjacent park.

For the pervious surface special exception, the committee wanted to hear more why a vegetated roof was impossible at this location and to explain why in terms of cost/zoning restrictions/maintenance/historic concerns is it impossible?

And related to all of this, the committee requested shadow studies that include impacts on the park.

A number of neighbors were opposed to the project on design issues related to historic preservation as well as having a garage on the small narrow alley. Most comments had the tone of supporting a building here but not this building.

**No motion was taken but a list of requests was made to the attorney, architect, and property owner.**