



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

November 2, 2021, at 7:00 p.m.

Commissioners: Samolyk, Sroufe, Ready, Oldenburg, Holtzman, Holman (Chair), Ryder, Horn
Resident Members: Mijares-Shafai, Jarboe, Thomas, Garry

1. PA 21-561 and BZA 20608: 403 7th Street SE, Southeast Library interior renovation and cellar addition.

Jaspreet Pahwa of DC Public Library led a team to present plans for interior renovation and cellar addition to increase the usable square footage to nearly 20,000 square feet. The project is seeking support for a *concept review* at HPRB and for special exception for lot occupancy and a variance to reduce the pervious surface area below 10%. Tom Jester of Quinn Evans presented the architectural and preservation plans of the addition and interior renovation which include a new at grade entrance on North Carolina Ave. DCPL confirmed that they have reached an agreement with the Friends of Southeast Library on space for a book sale.

*Multiple commissioners expressed concerned about the entrance on D Street SE to create measures to prevent congregation near the entrance.

*Commissioner Holtzman asked about meeting room capacity and the practicality of hybrid public meetings in the ground floor meeting room and DCPL indicated that they are designing the entire project with COVID in mind in terms of spacing and health.

*The committee got clarification on some variance and special exception requests related to institutional use and public space.

Motion [Ready/Sroufe Second] Standard Support BZA and HPRB on consent. Unanimous

2. 316 2nd Street SE; Use Variance to convert and existing, three-story, attached, principal dwelling unit and two-story accessory building to a three-unit apartment house in the RF-3 Zone. Applicant: Crystal and Jeffrey Cargill. Hearing Date: 12/1/2021 [6B01]

Jeffery Cargill, owner of the property, presented plans for a home renovation. The project is by-right development but needs a use variance to add a third unit in an existing carriage house since the property is less than 900 square foot per unit. Mr. Cargill presented a long history of use of the carriage house as a rental unit and has been in use as a residential unit for as long as anyone can remember.

*Committee members asked about letters from neighbors and the owner is planning on acquiring as many as possible this weekend

*Committee members expressed hesitancy about setting a precedent for a use variance but were convinced both by the long-term use as housing as well as the owner seeking to make a rental unit legal when many don't

Motion [Samolyk/Ryder] Support BZA case asking for as many letters as possible.

3. HPA 21-552: 1208 D Street SE; Concept Review for second story addition to existing one-story garage; Owner: Sharon Harrelson; Applicant: Lacy Brittingham. HPRB Hearing Date: 11/18/21 or 12/02/21 [6B06]

Architect Lacy Brittingham presented plans to add a second story addition to an existing garage. The project will need eventual zoning relief for lot occupancy but the case has not been filed yet. The applicant has a letter of support from one adjacent neighbor but has not heard from the landlord-owner of the apartment building next door despite certified mail attempts. There is also a letter of support from the neighbor of the closest alley structure. Commissioners one

question on height and design.

Motion [Holman/Holtzman] Standard support letter on consent. Unanimous

5. BZA 20574: 237 8th Street SE; Special exception to construct a new, detached, one-story accessory garage in the RF-1 zone (Square 900, Lot 810); Owner(s): Bonnie Guo and Michael Consilvio, Applicant: Michael Romero; BZA Hearing Date: 12/08/21 [6B02]

Architect Michael Romero present plans to add a new one-story garage to a rowhouse. The applicant originally requested an area variance, but has since reduced to a special exception at 70%. Letters of support from neighbors. Nearly every property on the block has a garage and this project simply fills in a gap.

Motion [Sroufe/Holtzman] Standard support letter on consent. Unanimous.