



ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE

Virtual Meeting

December 1 2020, 7:00 p.m.

Commissioners: Samolyk, Sroufe, Ready, Oldenburg, Holman (chair), Jayaraman

Resident Members: Friedman, Dierlam, Jarboe, Danks, Ryan, Thomas

1. Update on Eastern Branch Boys and Girls Club Disposition

Invited: Erica Dukes, DMPED and Joel Kelty, Century Associates

The DMPED and Developer representative did not show but did notify the committee that the term sheet modification will be taken up in the new year. The committee will invite them again in January.

2. BZA 20335: 741 12th Street, S.E; Special Exception for lot occupancy (69.4 proposed, 60% allowed) and 10-foot rule (20.6 feet past house to north, same depth as house to south) to construct a two-story rear addition and an accessory building in the rear of an existing attached principal dwelling unit in the RF-1 Zone

Owner: Jeffrey Wagener

Applicant/Architect: Douglas Crawford

The architect shows very similar plans that were presented for historic concept approval in July. The committee had few questions but noted letters of support and not undue impact on light/air/privacy.

Motion [Oldenburg/Jayaraman] Recommend support on consent, unanimously approved

3. 3) BZA 18238A: 413 8th Street SE; Application for a modification of consequence to extended special exception approval allowing fast food use at 413 8th St SE (Chipotle)

Owner: Guy Silverman, Streetsense

Applicant: Robert M. Waterson, Ice Miller LLP

Hearing Date: 12/09/2020 [6B03]

The committee had a long discussion with the building owner and representatives from chipotle, as well as one neighbor. The issue is that Chipotle's trash room is external. Neighbors have noticed inconsistent process with the trash, specifically the door being left open as well as trash bags being left outside the trash room. After a back and forth about the feasibility of an indoor trash room, the committee made clear they would consider support for zoning or historic review for such an addition and encouraged the building owner and Chipotle to consider this. In the scope of the special exception extension, we heard from the store owner that they have continued to work with the neighbors with things like adding rocks to the rear permeable yard and other mitigations. A new regional manager has also been placed in charged and has seemingly improved compliance. The committee felt that there were steps the applicant could immediately take while continuing to explore the possibilities of an interior trash room.

Motion [Holman/Ready] No recommendation to the full committee but requested application to provide a trash management plan, a timeline for installing an automatically closing door, and to confirm the trash enclosure conforms with Department of Health regulations. Passed unanimously

4. 4) ANC 6B comments on Zoning Commission Case 20-19, text amendment to alter regulations on accessory



buildings in R-, RF- and RA-zones

The committee had a short discussion on this focused on two particular issues. One, raising the height of accessory buildings to 22 feet and, two, reducing the alley centerline setback to 7.5 feet. On the height, the committee found the OP setdown report insufficient in justification for raising the height limit to 22 feet. There were theories thrown around (additions to existing garages, programmatic issues, solar panels, etc) but felt that OP should provide more information. Committee members also mentioned reaching out to architects to see if there are practical limits on the 20 foot height limit. On the setback, the committee didn't come up with concrete solutions but left it for individual members to flesh out thoughts before the full ANC. The committee will continue to work over the next week to see if there are individual ideas to present to the commission, but there will be no motion from the committee

No vote taken