



ADVISORY NEIGHBORHOOD
COMMISSION 6B ANC 6B
PLANNING & ZONING COMMITTEE
MEETING
December 6, 2022, at 7:00 p.m.

ANC 6B December 2022 Planning and Zoning Committee Report

1) HPA 23-090; 531 12th Street SE; Concept Review: Third story-addition and roof deck garden, new front window well and expanded areaway; Christopher Lyon, Architect, chris@lyonarchitecture.com, 703-850-7720 [6B04]

Christopher Lyon presented plan for third floor addition which would add a large mansard rooftop addition to conceal the third story addition. It's a corner property and the rear is very visible from G Street SE. No comments from adjoining neighbors. Commissioner Oldenburg noted her desire for more views on the rear and perhaps revision. Committee requested sightline studies rather than just renderings.

No motion taken, no recommendation made, will present sightlines and neighbor discussion next week.

2) HPA 23-096; 647 G Street SE; Concept Review: New three-story rear addition; Bojan Peovski, Owner, bojan@squareresidential.com, 202-465-0330; Negussu Solomon, Architect, negsolomon@gmail.com, 240-408-0531 [6B03]

Negussu Solomon presented plans for a infill dogleg addition and cellar addition and, using the slope of the property, adding another cellar floor. *RA-2 zoning, so there is no BZA case as this is a by-right project.* The rear wall will remain, the addition is simply the dogleg and cellar level. The committee had questions on communications with neighbors, which Mr. Solomon said they would keep doing in this week. Further, the committee wanted a bit more detail on the rear façade since it's visible from the alley. A number of neighbors over email before the meeting asked the ANC to delay consideration of the project for a month. In lieu of that, the committee decided to give the applicant the week to continue discussions for a vote at the full ANC meeting. Commissioner Oldenburg noted her concern with the amount of interior demolition

No motion taken, no recommendation made, will present updated on neighbor discussion next week.

3) Withdrawal of Barney Circle Historic District Application from 2008.

Spurred by redistricting, the committee discussed withdrawing this old and outdated application which is somehow still active at the Historic Preservation Office. The committee recommended a simple letter to HPO withdrawing the application and notifying the Capitol Hill Restoration Society of the withdrawal

Motion [Holman/Jarboe] to withdraw application and put on consent passes unanimously.