

**Report of the ANC 6B Planning and Zoning Committee
January 2023 Meeting**

Commissioners Present: Sroufe, Sobelsohn, D'Andrea, Durkit, Jayaraman, Ryder, LaFortune
Resident Members Present: Smith, Jarboe, Danks (chair)

The Committee heard a HPA and BZA case related to the same project and an informational presentation on a third. The HPA case resulted in a recommendation for the ANC's consent calendar; the BZA case did not.

HPA 23-101: 637 A Street SE; New two-story carriage house to replace existing one-story garage, with second floor accessory apartment; Owner(s): Shihyan (Eric) Lee and Julie Gutin; Applicant: Jennifer Fowler, jennifer@fowler-architects.com; Hearing Date: (unknown).

Committee members asked questions about the relative height of the project compared to adjacent properties, about the age of the garage, and the visibility of the HVAC unit on the roof. After a brief discussion Commissioner Sroufe moved (seconded by Commissioner D'Andrea) to support the application and place it on the ANC consent agenda. The motion was adopted by acclamation.

BZA 20866: 637 A Street SE; Special exception to construct a detached, two-story accessory garage with dwelling unit, and convert to a flat, an existing attached, two-story principal dwelling unit in the RF-1 zone (Square 870, Lot 117); Owner(s): Shihyan (Eric) Lee and Julie Gutin; Applicant: Jennifer Fowler, jennifer@fowler-architects.com; Hearing Date: (unknown).

Applicant seeks three special exceptions for the proposed accessory structure: greater-than-450 sq. foot size (648 proposed), greater-than-60% lot occupancy (67% proposed), and use as an accessory dwelling within 5 years. Several neighbors or their representatives spoke in opposition to the project based on the loss of privacy, potential for increased traffic, increased demand for parking, and potential for other accessory dwelling units along Browns Court.

Commissioner Sroufe moved (seconded by Commissioner Sobelsohn) to oppose the requested special exception to lot occupancy requirements. After discussion, that motion failed 2-8. Commissioner D'Andrea then moved (seconded by Commissioner Ryder) to support the application as presented. That motion passed 8-2.

Informational Presentation: 732 7th Street SE. The committee heard an informational presentation about planned development of 732 7th Street SE, which is a non-contributing structure in the MU-4 zone. The developer, which is scheduled to speak with HPO staff about the project soon, presented plans for a 4-story building to be constructed on top of an in addition to the existing structure. Committee members provided feedback on the design and related issues (including the importance of providing for indoor trash service at that location).