

**Report of the ANC6B  
Planning and Zoning Subcommittee Meeting  
February 7, 2023 — 7pm**

**Commissioners present:** Frank Avery (6B01); Jerry Sroufe (6B02), David Sobelsohn (6B03), Frank D'Andrea (6B04), Kasie Durkit (6B05), Chander Jayaraman (6B06), Vince Mareino (6B07), Edward Ryder (6B08), Matt Lafortune (6B09)

**Resident members\* present:** Lauren Friedman (6B01), Whit Smith (6B03), Ken Jarboe (6B05), Ryan Danks (6B06), Bill Ferguson (6B04)

\*based on January 2012 – December 2022 single member districts and February 2021 resident member appointments (with substitutions)

1. **Presentation re the 2023 Capitol Hill Classic.** Roberta Stewart presented on behalf of the 2023 Capitol Hill Classic steering committee. She outlined the planned course and answered questions from the committee. Commissioner Sobelsohn moved, seconded by RM Jarboe, to send a letter supporting the Classic and to place it on consent. The motion was adopted acclamation.
  
2. **BZA 20834: 4-5 Library Court SE; *Special Exception to combine one tax lot and two record lots in the RF-3 zone (Square 788, Lots 28 and 817); Owner(s): Academy Holdings, LLC, finnpatent@msn.com; Applicant: Will Teass, will@teass-warren.com; Hearing Date: 05/03/23 [6B01] Plans:***  
[https://app.dcoz.dc.gov/Home/ViewCase?case\\_id=20834](https://app.dcoz.dc.gov/Home/ViewCase?case_id=20834)

Applicant presented on proposal regarding tax and record lots on Library Court SE, which requires a special exception (for one) and a variance (for the other). Lots are currently occupied by garages. Questions were asked about basis and need for change and neighborhood outreach efforts.

Commissioner Sroufe moved, seconded by Commissioner Mareino, to send a letter supporting the application and to place the motion on the consent agenda. After discussion, including concern voiced by committee members on the lack of neighbor participation, Commissioner Mareino withdrew his second. Commissioner Sobelsohn moved to lay the application on the table until the April 2023 P&Z Subcommittee meeting. Commissioner Mareino then seconded that motion, which was adopted unanimously.

3. **HPA # 23-175: 732 7<sup>th</sup> St SE;** *vertical and rear addition to an existing one-story non-contributing commercial building. Proposed building to be four stories; Owner(s): Potomac Electric Company; Applicant: Charles Warren, charles@teass-warren.com; Hearing Date: 02/23/23 or 03/02/2023 [6B03] Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/192563336184>*

The applicant presented revised plans for development of 732 7<sup>th</sup> Street SE for historic design review. Questions were asked about expected use on the first floor and plan for handling trash. Other questions focused on support from adjoining neighbors, decommissioning of PEPCO equipment, and parking. Comments were offered on design, particularly with respect to the design of the windows on the first floor.

Commissioner Sobelsohn moved to support the application and place on consent. Seconded by Commissioner Jayaraman. Applicant was encouraged to continue outreach efforts to keep application on consent. Motion was adopted by acclimation.

4. **HPA # 23-096: 647 G Street SE;** *Concept Review: New three-story rear addition; Bojan Peovski, Owner, [bojan@squareresidential.com](mailto:bojan@squareresidential.com); Negussu Solomon, Architect, [negsolomon@gmail.com](mailto:negsolomon@gmail.com) [6B03]. Focus on revised plans regarding basement design and windows. Revised plans were circulated via email by RM Danks with P&Z agenda.*

Applicant presented revised plans that preserves current front façade. Committee asked questions about neighbor outreach and emergency access from adjoining property. No concerns were noted regarding the revised plans and their compatibility with the Capitol Hill Historic District standards and guidelines.

Commissioner Sobelsohn moved to support the application but not to place on consent. Seconded by Commissioner Sroufe seconded. Adopted by committee 10 ayes to 1 nay. Applicant was encouraged to continue neighbor outreach.