



Report of the ANC 6B Planning and Zoning Committee

March 7, 2023

Commissioners Present: Avery (6B01), Sroufe (6B02), Solbelsohn (6B03), D'Andrea (6B04-Charing), Durkit (6B05), Mareino (6B07), Ryder (6B08), LaFournune (6B09)

Resident Members Present: Rutowski (6B01), Friedman (6B02), Smith (6B03), Szafran (6B03-Alternate), Nowak (6B04), Jarboe (6B05), Robertson (6B06), Chard (6B06-Alternate), Taylor (6B07), Bruggman (6B08), Holman (6B09)

1. Introductions/Call to Order

The meeting was called to order at 7:01 p.m.

2. Election of Vice-Chair

The chair noted that while not strictly required by the by-laws, past committee practice would be followed and nominations for Vice-Chair of the committee would be allowed. Commissioner LaFournune nominated resident member Holman. No other nominations being offered, the chair asked for unanimous consent to confirm the nomination via acclimation.

By unanimous consent, Resident Member Holman was elected Vice-Chair of the committee by acclimation.

3. Letter to DOB in Support of Resident's Request to Remedy Illegal Construction

Commissioner LaFournune introduced an item regarding illegal construction occurring in his single member district at 1631 G Street SE. The resident affected, Joshua Saunders, was present and explained that the project had illegally added an unpermitted story which is now blocking chimneys and vents on their property. A stop work order had been issued by DCRA (now DOB) and the property owner had applied for a permit to remove the non-conforming work, but there has been no progress since then. Commissioner LaFortune suggested sending a letter to DOB outlining the problem and asking for any help DOB could offer to remedy the situation.

Motion [Holman/Jarboe] to send letter to DOB asking for help in remediating the illegal construction and place on consent. Unanimous.

4. Presentation by Mark-Anthony Tynes of the Department of Buildings

Mr. Mark Anthony-Tynes gave a presentation on the new Department of Building's role in overseeing construction and zoning in the District of Columbia. He also described the services and response times available for residential construction projects. Most services can be completed within 30 days and responses are required for items submitted within 3 days. SCOUT can be used by residents to find permit status and other information.



Commissioner Mareino inquired about internal enforcement of review deadlines and permit types for below grade construction. Mr. Tynes responded that there is a dashboard available online to track these metrics and that permit information can be found on SCOUT. Resident member Holman asked about contact information for permits that have zoning implications and if there is a Zoning Administrator. Information regarding permits can be found on the permit notice that is displayed on site or on SCOUT and the Zoning Administrator position is currently filled by the next in line at DOB. There was no further information about whether this was permanent or if there would be a new nominee. Resident member Jarboe inquired if the structure of DOB with regards to HRPB and OP had changed, which it had not. Commissioner Sroufe asked about vacant properties, which DOB handles. Mr. Tynes noted that vacant properties can be reported via an online form. If a property needs attention (lawn mowing, trash, etc.) it can also be reported via that form. Resident Member Nowak inquired about past illegal construction and it possibly setting a precedent. It was noted that there was a form for illegal construction online and that illegal construction is always illegal and does not create precedent. Commissioner Sroufe asked about third-party inspectors and the contractor and design professional rating system. Mr. Tynes explained that the process to become a third-party inspector is very rigorous. He also encouraged residents to spread awareness and report contractor performance so the contractor rating system could provide more accurate data.

No motion necessary.

5. BZA 20886: 218 D St SE: Project: Capitol Hill Day School; Special Exception to expand a private school use to the second story of an existing, attached, three-story commercial building in the RF-3 zone (Square 763, Lot 2), **Owner(s):** mmoldenhauer@cozen.com, **Applicant:** Meridith Moldenhauer, mmoldenhauer@cozen.com, **Hearing Date:** 05/17/23 [6B01]

The applicant, Meridith Moldenhauer described the requested relief, a special exception to expand an existing school use from one floor to two floors. There are no proposed external modifications proposed to the building. Questions centered around traffic and pick-up drop off concerns. The applicant noted that they would continue to work on a pick-up/drop-off plan with DDOT and the community. Several commissioners and resident members spoke in support of the project.

Motion [Avery/Sobelsohn] to recommend sending a letter in support of the project and to place on consent. Unanimous.

6. BZA 20831: 718 North Carolina Ave SE: Project: To construct a two-story rear deck addition, to an existing, attached, three-story with cellar, principal dwelling unit in the RF-1 zone (Square 899, Lot 49), **Owner(s):** Joseph Britton and Katherine Ehly, jbritton@gmail.com, **Applicant:** Mike Fowler, mike@fowler-architects.com, **Hearing Date:** 03/22/23 [6B05]

Architect Mike Fowler presented plans for the addition of a two-story screened in porch at the rear of the property in question. A special exception was requested to provide relief from the required maximum lot occupancy. There is support for the project from the neighbor in the abutting property on the east. The neighbor abutting the property on the west has concerns about the privacy impacts and the general nature of the project and was present to voice those concerns. The resident noted that he was not necessarily opposed to the project and was seeking more information and clarification.



1ST Motion [Durkit/Sroufe] to send letter in support with an admonishment for the applicant to work with the concerned neighbor and to place on the consent agenda.

Amended Motion [Jarboe] to send letter in support with an admonishment for the applicant to work with the concerned neighbor and to not place on the consent agenda. Unanimous.

7. HPA 23-179: 718 North Carolina Ave SE, Project: Two-story rear screened porch addition, **Owner(s):** Joseph Britton and Katherine Ehly, jrbritton@gmail.com, **Applicant:** Mike Fowler, mike@fowler-architects.com, **Hearing Date:** 03/23/23 or 03/30/23 [6B05]

The historic preservation case regards the same project as the previous BZA case. Commissioner Durkit read a report from the Capitol Hill Restoration Society that found the project was compatible with the Capitol Hill Historic District. No major concerns were raised by commissioners or resident members.

Motion [Durkit/Sroufe] to send letter in support of the application and to place on consent. Unanimous.

8. Adjournment

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 8:52 p.m.