



Report of the ANC 6B Planning and Zoning Committee

June 8, 2023

Commissioners Present: Avery (6B01), Sroufe (6B02), Sobelsohn (6B03), D’Andrea (6B04-Charing), Durkit (6B05), Jayaraman (6B06)

Resident Members Present: Friedman (6B02), Smith (6B03), 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 7:05 p.m.

2. BZA 20954: 202 10th Street SE

Project: To construct a two-story rear addition and roof deck, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone. (Square 969, Lot 22)

Owner(s): Gregory and Christine Hein, gregory.hein@gmail.com

Applicant: Melissa Boyette, missy@oldcitydesign.us

Hearing Date: 10/04/23 [6B05]

Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=20954

The architect, Melissa Boyette, presented plans for a rear addition and construction of a roof deck. The addition extended approximately 6’-0” back from the existing rear of the building and ran the full height of the existing structure. The addition roof is planned to be lower than the existing main roof. The addition accommodates the required rear yard of 20’-0”. The roof deck would be accessed via a hatch and would consist only of a floor surface and safety railings. Several letters of support from abutting neighbors were proffered and one letter of opposition. The letter of opposition expressed concerns about construction noise and underpinning. Committee comments regarding zoning centered around why the existing roofline was not maintained. The applicant responded that the additional space was needed for the plans to work as intended. Resident Member Jarboe suggested that the applicant attempt to enter a construction management plan with the neighbors which the applicant agreed to attempt to pursue.

Motion [Durkit/Robertson] to send the case to the full ANC with a recommendation to send a letter in support and to place the item on the consent agenda. The motion passed (13-0-1). Commissioner Avery abstained from the vote.

3. HPA 23-356: 202 10th Street SE

Project: To construct a two-story rear addition and roof deck, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone.

Owner(s): Gregory and Christine Hein, gregory.hein@gmail.com

Applicant: Melissa Boyette, missy@oldcitydesign.us



Hearing Date: 06/22/23 or 06/29/23 [6B05]

Plans:

<https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/209113208077>

Melissa Boyette, for the HPA portion of the same case referenced above, explained the historic preservation aspects of the projects. The project would replace the existing windows and doors on the front façade in kind with historically appropriate products. The applicant noted that the existing application noted that the stained glass would be replaced with clear glass, but pursuant to feedback received from the CHRS, that they were now intending not to replace the stained glass. The rear addition would be clad in Hardie Board (or similar) siding. The committee's comments centered around the possible visibility of the roof deck and encouraged the applicant to provide views/renderings to demonstrate it would not be visible from the street.

Motion [Durkit/Sobelsohn] to send the case to the full ANC with a recommendation to send a letter in support of the project and to place on the regular agenda pending receipt of the requested views/renderings.

Amended Motion [Sobelsohn] Commissioner Sobelsohn made a friendly amendment (which was accepted by Commissioner Durkit) to send the case to the full ANC with a recommendation to send a letter in support of the project and to place on the regular agenda. If the requested test were not received or not satisfactory the committee would further recommend that the commission refer the matter back to the committee.

Amended Amended Motion [Durkit] Commissioner Durkit made another friendly amendment (which was accepted by Commissioner Sobelsohn) to send the case to the full ANC with a recommendation to send a letter in support of the project and to place on the regular agenda. The applicant was asked to provide views/renderings by the full commission meeting to demonstrate that the roof deck would not be visible from the street. The motion passed (13-0-1). Commissioner Avery abstained from the vote.

4. Alley Closing in Square 762

Project: Closing NE portion of existing alley system in Square 762. Between 2nd & 3rd Street SE; Pennsylvania & C Street SE. (Square 762, Abutting Lots 842, 843, and 823)

Owner(s): Clear Plains LLC

Applicant: Christopher Cohen, christopher.cohen@hklaw.com

Comments Due: TBD [6B02]

The chair gave an update on correspondence they had had with the applicant and reported they were, in principle, open to entering into a Community Benefits agreement as part of a condition of the ANC's support for the alley closing. The committee discussion centered around the timeline of the alley closing and what the exact process of negotiating would entail. It was suggested that a delegation or subcommittee be established to negotiate with the applicant. There was brief discussion from committee members about the political nature of the group applying for the alley closing and concern in the community regarding the applicant. Several committee members voiced concerns about the



appropriateness of considering these views during the decision-making process. A resident relayed their view that the committee should consider whether they should enter into any agreement with the organization given that the putative head of the organization is the possible subject of a federal indictment. The committee moved to a motion of setting up a subcommittee.

Motion [Sobelsohn /Avery] to authorize the Chair of the P&Z Committee to appoint a subcommittee to consider the application for the Alley Closing and repost back to the P&Z Committee with it's recommendation. The motion passed (14-0-0).

5. Discussion on Progress of Rezoning of 1323 E Street SE

Vice Chair Holman gave an update on the status of the rezoning application. It was noted that the building in question was in the process of being turned into a day care which was a use that was amenable to the adjoining neighbors. The discussion centered on the need to move forward with the application. Since the day care use was amenable to neighbors and is by right, it was the sense of the committee that it would be best to complete the preparation for an application but to let the new daycare complete their construction process undisturbed.

Motion [D'Andrea/Holman] to pause the rezoning application until at least the C of O for the daycare is complete and pending further monitoring of the property. The motion passed (14-0-0).

6. Adjournment

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 8:30 p.m.