



## Report of the ANC 6B Planning and Zoning Committee

May 4, 2023

**Commissioners Present:** Sroufe (6B02), Sobelsohn (6B03-Partial), D’Andrea (6B04-Charing), Durkit (6B05), Jayaraman (6B06-Partial), Mareino (6B07-Partial) LaFourtune (6B09-Partial)

**Resident Members Present:** Rutowski (6B01), 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 7:04 p.m.

### 2. BZA 20905: 706 15th Street SE:

**Project:** To construct a rear deck addition, to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone. (Square 1077, Lot 95)

**Owner(s):** Jared Bomberg and Marita Starr, [jennifer@fowler-architects.com](mailto:jennifer@fowler-architects.com)

**Applicant:** Jennifer Fowler, [jennifer@fowler-architects.com](mailto:jennifer@fowler-architects.com)

**Hearing Date:** 06/07/23 [6B09]

**Plans:** [https://app.dcoz.dc.gov/Home/ViewCase?case\\_id=20905](https://app.dcoz.dc.gov/Home/ViewCase?case_id=20905)

The architect, Jennifer Fowler, presented plans for the addition of a rear deck and stair to the cellar. Several letters of support from abutting neighbors were proffered. No substantial concerns were raised by the Committee, and it was the general sense that the application met the burden for the requested relief.

***Motion [LaFourtune/Sobelsohn] 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 unanimously. (15-0-0 – Commissioner Jayaraman was not present for the vote.)***

### 3. HPA 23-286: 235 12<sup>th</sup> Street SE

**Project:** To add a third floor and roof deck to an existing two story rowhouse and construct and to add a second story/accessory dwelling unit to an existing garage structure in the RF-1 zone.

**Owner(s):** Amit Singh/Tomas Vassar, [vassarlaw@comcast.net](mailto:vassarlaw@comcast.net)

**Applicant:** Jennifer Xu, [jennifer@primeplanningintl.com](mailto:jennifer@primeplanningintl.com)

**Hearing Date:** 05/25/23 or 06/04/23 [6B05]

**Plans:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/199548051571>

The architect and owner’s representative (Jennifer Xu and Tomas Vassar), described the project which entails adding a third story and roof deck to the existing two-story main dwelling unit, add to the rear of



the structure including a deck and add a story to an existing carriage house which would contain an artist's studio. The applicant proffered that the proposed project was by right and would not require relief from the zoning regulations. There was a letter in support from the CHRS. An abutting neighbor expressed concerns regarding the character and materiality of the proposed additions, their compatibility with the historic district, sizing and mass with respect to the historic preservation guidelines and the visibility of the roof addition from the street. An additional abutting neighbor expressed concerns that the new rooftop addition would impair a plan for future solar panels. There was some discussion regarding materiality, some of which was not clearly identified on the applicant's drawings. It was also unclear from the submitted drawings if the proposed third story would be visible from 12<sup>th</sup> Street. There was discussion regarding the applicability/appropriateness of an apartment or artist's studio with some members of the committee expressing a concern that it could be used as a living space. It was noted that ADU's are a by right item in the zoning code and therefore are not subject to approval or disapproval by the ANC and the applicant was free to peruse this if they so desired. This was ultimately not germane to the historic preservation issues at issue in the case. Ultimately, the committee found the application generally complied with the historic preservation guidelines.

***Motion [Durkit/Sobelsohn] to send the case to the full ANC with a recommendation to send letter in support of the project and to place on the regular agenda. The applicant was further directed to return to the full meeting after performed flag test with photos and to provide a written response outlining further clarifications regarding materials and the alley treatment. The motion passed unanimously. (15-0-0 – Commissioner LaFurniture was not present for 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](mailto:christopher.cohen@hklaw.com)

**Comments Due:** TBD [6B02]

The applicant's representative and architect (Christopher Cohen and David Cheney) presented a proposal to close the NE corner of the alley in the above referenced block. The applicants noted that this alley closing was part of a large plan to combine several buildings on lots assembled by the owners. The project would add a courtyard space (possibly with a public space component and reconfigure the space with a new indoor refrigerated trash storage area. Dumpsters are currently stored outside in the alley. The project would also renovate the ground floor for retail space and turn the upper floors to office use. Discussion centered around the plans for the buildings proposed, the nature of the courtyard use, and whether the project could proceed without the alley closing and whether the project contemplated adding housing. Egress issues with adjacent buildings were brought up by the committee and several residents and committee members expressed concerns about ceding of what is now public land to private use as well as issues with residents who now use the alley to bring trash onto 3<sup>rd</sup> Street because the alley is too narrow for trash trucks to drive down. The applicant noted that it believed egress issues were not a factor and that they were early in the process so other details were not in place at the moment. A brief discussion on procedure and timeline occurred, with the applicant proffering to



continue to work with the ANC and noting that this was just the very beginning of the process and would eventually require a full hearing by the DC Council. Committee members stressed that more details would need to be provided at the next meeting, including responses to issues raised by residents and the committee and that a Community Benefits Agreement of some sort was highly desired.

***Motion [Jayaraman/Sroufe] to defer action until such time as the full public notice by the DC Council was provided.***

***Amended Motion [Jarboe] a friendly amendment to the motion was provided by RM Jarboe to state that the motion was to defer action by the ANC until the appropriate time. This was accepted by Commissioner Jayaraman. Ultimately, this motion was withdrawn by Commissioner Jayaraman.***

***Motion [Jayaraman/Sroufe] to convey to the full ANC no action was taken at this meeting, that discussions are ongoing with the applicant and the applicant will return next month to the P&Z Committee with further updates. The motion passed unanimously. (14-0-0 – Commissioners LaFournet and Mareino were not present for the vote.)***

## **5. Adjournment**

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 10:15 p.m.