



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

July 6, 2023

**Commissioners Present:** Sroufe (6B02), Sobelsohn (6B03-Partial), D’Andrea (6B04-Charing), Durkit (6B05)

**Resident Members Present:** Rutowski (6B01), Friedman (6B02), Smith (6B03), Szafran (6B03 – Alternate), Jarboe (6B05), Taylor (6B07), Bruggman (6B08), Holman (6B09)

### **1. Introductions/Call to Order**

The meeting was called to order at 7:05 p.m.

### **2. Letter to DOB Regarding Vacant Property at 519 6<sup>th</sup> Street SE**

Mr. Michael Filippello came before the committee to describe an ongoing issue he has with a nuisance vacant property at 519 6<sup>th</sup> Street SE. Over almost 17 years, the property has been in various states of disrepair and questionable occupancy status. The owner has also not acted in a neighborly manner with Mr. Filippello and other neighbors. Mr. Filippello asked for the committee and the ANC to help highlight his case to enforce proper vacant tax penalties on the property and to also hopefully improve DOB’s processes regarding vacant buildings.

***Motion [D’Andrea/Jarboe] to recommend that the full ANC send a letter to the Acting Director of DOB asking for his help on resolving this matter and to recommend review on DOB’s processes for evaluating vacant buildings and to place the item on the consent agenda. The motion passed (10-0-0). Commissioner Sobelsohn was not present for this vote.***

### **3. Hill Center Gathering Terrace**

**Project:** Adding a gathering terrace at the Hill Center for public use and events.

**Owner(s):** Diana Ingraham, [diana@hillcenterdc.org](mailto:diana@hillcenterdc.org)

**Applicant:** Amanda Edwards, [amdidden@hotmail.com](mailto:amdidden@hotmail.com)

**Hearing Date:** N/A [6B04]

Amanda Edwards and Sarah Downing presented plans for the addition of a gathering terrace on the Hill Center’s north yard. The terrace would consist of a circle of low stone benches and compacted aggregate paths surrounded by trees and plantings to shield the terrace from the street. The terrace would be used for Hill Center events and be open to use by the general public when the grounds were open, and the terrace was not otherwise booked. Questions from the committee regarded the moving of the flagpole and the anchor currently present on the site (and why having been previously present when the structure was landmarked, they were able to be moved) and whether the compacted aggregate would be like the crushed gravel used at the Eastern Market Metro Park. The



applicants responded that neither the flagpole nor the anchor contributed to the structure during the period of significance and so were not subject to historic preservation and the compacted aggregate would have a resin binder present to prevent the path from de-compacting over time.

***Motion [D'Andrea/Durkit] to recommend that the full ANC sign a letter of No Adverse Effect in support of the project provided by the applicant and to place the item on the consent agenda. The motion passed (10-0-0). Commissioner Sobelsohn was not present for this vote.***

4. **HPA 23-439: 116 5th Street SE**

**Project:** Addition of a third floor containing a bedroom and bathroom and enclosure of a second-floor rooftop deck to extend an existing bedroom.

**Owner(s):** Sharon Rosenfeld, [rosenfeld.sharon@gmail.com](mailto:rosenfeld.sharon@gmail.com)

**Applicant:** Ray Novitske, [ray@novitske.com](mailto:ray@novitske.com)

**Hearing Date:** 07/27/2023 or 08/03/23 [6B02]

**Plans:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/215863939368>

Ray Novitske presented plans to add a third floor to the rear of a previously constructed addition to an existing two-story rowhouse. There was a letter from the CHRS in support of the plans. Questions from the committee generally regarded neighbor outreach and the slight visibility from the street of the addition that was commented on by HPO staff. The committee generally agreed that no part of the structure could be visible from the street and that the applicant should return with revised drawings demonstrating that adjustments had been made to eliminate the minor visibility of the structure that was present. The committee also asked for evidence of additional outreach to neighbors, especially abutting properties.

***Motion [Sroufe/Jarboe] to send the case to the full ANC with no recommendation and to place the item on the regular agenda. The motion passed (10-0-0). Commissioner Sobelsohn was not present for this vote.***

5. **HPA 23-435: 504 4th Street SE**

**Project:** To construct a three-story rear addition to an existing two story rowhouse principal dwelling and to add an ADU in the RF-3 zone.

**Owner(s):** Kyle Lehman, [lehmankj@gmail.com](mailto:lehmankj@gmail.com)

**Applicant:** Ziad Demian, [ziad@demianwilbur.com](mailto:ziad@demianwilbur.com)

**Hearing Date:** 07/27/2023 or 08/03/23 [6B03]

**Plans:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/215863200188>

The architect, Ziad Demian, presented a plan to add a three-story rear addition to an existing two-story rowhouse as well as add a two-story ADU in the rear yard. Questions from the committee centered on the materials proposed and the visibility of the side of the addition and the front of the ADU from the street. While the CHRS did send a letter noting some concerns about the extent of the demolition, ultimately it found the designs compatible with the historic guidelines. The owner was



present to describe outreach performed which included several letters of support from adjacent neighbors.

***Motion [Sobelsohn /Dukit] to recommend that the full ANC send a letter of support and to place the item on the consent agenda. The motion passed (11-0-0).***

**6. BZA 20986: 504 4th Street SE**

**Project:** To construct a three-story rear addition to an existing two story rowhouse principal dwelling and to add an ADU in the RF-3 zone. (Square 822, Lot 814)

**Owner(s):** Kyle Lehman, [lehmankj@gmail.com](mailto:lehmankj@gmail.com)

**Applicant:** Ziad Demian, [ziad@demianwilbur.com](mailto:ziad@demianwilbur.com)

**Hearing Date:** TBD [6B03]

**Plans:** TBD

This BZA case regarded the same property as the HPA case heard directly before and the Committee considered them together. The applicant requested relief for the extension the rear addition in excess of 10' behind the rear wall and for additional lot occupancy over 60%. No substantive concerns were raised by the Committee.

***Motion [Sobelsohn /Dukit] to recommend that the full ANC send a letter of support and to place the item on the consent agenda. The motion passed (11-0-0).***

**7. Update on Subcommittee on Alley Closing in Square 762**

There was brief discussion regarding the name of the subcommittee previously authorized by the P&Z Committee. It was not formally named but had been generally called the Subcommittee on Alley closing in Square 762. Commissioner Sobelsohn proposed formally fixing the name of the subcommittee for clarity and because it may have more business than just the application before the Committee. Chair D'Andrea noted that there was another alley closing potentially in the works, so the proposal made sense.

***Motion [D'Andrea/Sobelsohn] to formally fix the name of the Subcommittee as the Subcommittee on Alley and Street Closings. The motion passed (11-0-0).***

**8. Adjournment**

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 9:05 p.m.