



Report of the ANC 6B Planning and Zoning Committee

April 4, 2023

Commissioners Present: Sroufe (6B02), Sobelsohn (6B03-Partial), D’Andrea (6B04-Charing), Jayaraman (6B06-Partial)

Resident Members Present: Rutowski (6B01), Friedman (6B02), Smith (6B03), 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 7:08 p.m.

2. BZA 20834: 4-5 Library Court SE: Project: 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

The architect, Will Teass, presented plans for the conversion of an existing alley tax lot into a record lot and the conversion of an existing tax lot into a record lot and the subsequent combination of that converted lot with an abutting existing record lot. Questions from the committee centered on resident outreach, the process by which future construction would be noticed to neighbors. Neighboring residents on the alley voiced concerns about future development, past construction actions by the same owner on other properties on the alley and resident outreach efforts.

Motion [Sroufe/Jarboe] to send the case to the full ANC without recommendation and to not place on the consent agenda. The motion passed unanimously.

3. BZA 20870: 1236 Walter Street SE: Project: To construct a two-story rear addition, to an existing attached, two-story with cellar, principal dwelling unit in the RF-1 zone. (Square 1015, Lot 226) **Owner(s):** Amanda and Aaron Meyers, meyers710@gmail.com **Applicant:** Mike Fowler, mike@fowler-architects.com **Hearing Date:** 04/26/2023 [6B06] **Plans:** https://app.dcoz.dc.gov/Home/ViewCase?case_id=20870

The owner, Aaron Myers, presented plans for the addition of a two-story rear addition to an existing two-story house. Both abutting neighbors sent letters of support for the project. No substantive concerns were raised by the committee and the owner and applicant were commended on a well put together application.

Motion [Jayaraman/Rutowski] to recommend the full ANC send letter in support of the project and to place on the consent agenda. The motion passed unanimously.

4. HPA 23-253: 1236 Walter Street SE: Project: To construct a two-story rear addition, to an existing attached, two-story with cellar, principal dwelling unit in the RF-1 zone. (Square 1015, Lot 226)



Owner(s): Amanda and Aaron Meyers, meyers710@gmail.com **Applicant:** Mike Fowler, mike@fowler-architects.com **Hearing Date:** 04/27/23 or 05/04/23 [6B06] **Plans:** <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/198045677933>

The historic preservation case regards the same project as the previous BZA case. The Capitol Hill Restoration Society that found the project was compatible with the Capitol Hill Historic District and issued a letter in support of the project. No major concerns were raised by commissioners or resident members.

Motion [Jayaraman/Rutowski] to recommend the full ANC send letter in support of the project and to place on the consent agenda. The motion passed unanimously.

5. Rezoning of 1323 E Street SE

The committee discussed an action taken by the previous ANC to petition the Zoning Commission to rezone the PDR-1 zone (located between 13th and 14th Street SE and south of E Street SE) to RA-2. Vice Chair Holman noted that he had started the application but due to various circumstances never completed it. He offered to complete the application and it was agreed that the committee would recommend that the rezoning petition be completed, and that Vice Chair Holman be designated as the ANC's representative in this matter.

Motion [D'Andrea/Sroufe] to recommend the ANC continue the previously authorized action to petition the Zoning Commission to rezone the PDR-1 zone to RA-2 and designate Vice Chair Holman to act as the ANC's representative and to place on the consent agenda. The motion passed unanimously.

6. Potential of Moving P&Z Meetings from Tuesday to the Thursday ABC Committee Slot

The committee discussed swapping meeting slots with the ANC 6B ABC Committee. The ABC Committee currently meets on the first Thursday of the month and the P&Z Committee meets on the first Tuesday. After confirming there were no conflicts with ANC 6A and 6B's respective Planning and Zoning Committee's it was agreed to proceed with moving the meeting. Commissioners D'Andrea and Jayaraman were tasked with formalizing the revised meeting calendar and bringing it to a vote at the upcoming meeting of the full ANC.

No motion required.

7. Adjournment

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 8:54 p.m.