



Report of the ANC 6B Planning and Zoning Committee

September 7, 2023

Commissioners Present: Sroufe (6B02), Sobelsohn (6B03), Jayaraman (6B06)

Resident Members Present: Rutowski (6B01), Friedman (6B02), Smith (6B03), Jarboe (6B05), Bruggman (6B08), Holman (6B09)

1. Proposed Alley Renaming in Square 969 “Sladen’s Walk” Project: Rename an unofficially named existing alley to officially be Sladen’s Walk. Applicant: Elizabeth Paisner, lizpaisner@gmail.com

Elizabeth Paisner presented on her request to change the alley between 11th and 12th Street SE just south of Lincoln Park from a ceremonial Sladen’s Walk to an official Sladen’s Court. The committee in 2021 and 2022 consider HPA and BZA applications for a new alley dwelling on the alley which was eventually approved. To get a building permit, the alley must be officially named. Ms. Paisner provided information that the property owners adjacent to the alley have had no issues with the change.

Motion [Jayaraman/Sobelsohn]. Recommend support on consent agenda. Passes Unanimously.

2. Acting Department of Buildings (DOB) Director Brian Hanlon – Discussion on Commercial Use of Residential Properties

Acting Director Hanlon as well as four staff members presented on the Department of Buildings work in the last year and fielded questions from a number of committee members. The questions focused on enforcement and fines, inspections, improper uses of residential buildings, and the role of HPO in the permitting process. A number of members were asked to follow up directly with DOB staff on specific issues. There were no direct-action items for the ANC, but Acting Director Hanlon did welcome receiving addresses of homes felt to be in violation of residency requirements from Commissioners and residents. Acting Director Hanlon twice asked the ANC to reach back out to DOB staff to get walkthrough on the new electronics services that DOB has for things like building permit plans, inspections, surveys, etc.

No Action Taken

3. BZA 20959: 223 8th Street SE

Project: To construct a rear addition to an existing, semi-detached, three-story principal dwelling unit in the RF-1 zone. (Square 900, Lot 35) **Owner(s):** Susan Sedgewick, jssedgewick@gmail.com **Applicant:** Kim Jones, kljones@starpower.net **Hearing Date:** 09/27/2023 [6B02] **Plans:** https://app.dcoz.dc.gov/Home/ViewCase?case_id=20959

The property owners and architect presented plans to modify and existing brick deck to a screened in porch. The porch would increase the lot occupancy to need a special exception. The porch will have the same footprint as the brick deck. Letters of support from each adjacent owner. The committee identified a couple of areas where further relief may be needed and encouraged the applicant to ensure the relief requested is sufficient. The architect also noted he needed to change some of the code references



which requires consent of the ANC since it's within 21 days of the hearing. The committee had no issues with this.

Motion [Sroufe/Sobelsohn] Recommend support and consent to motion for untimely filing on consent agenda passes unanimously.

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
Applicant: Ray Novistke, ray@novitske.com Hearing Date: 09/28/2023 or 10/05/23 [6B02] Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/215863939368>

This case returns to the ANC after revisions to reduce the height and push back the third floor addition after the prior project failed an on-site flag test. The new design rearranges the stairs and shrinks room but keeps the same program for the third floor. The committee thanked the applicant for taking it's prior concerns seriously. Adjacent neighbors provided letters of support.

Motion [Sroufe/Sobelsohn] Recommend support on consent agenda passes unanimously.

5. BZA 20955: 744 13th Street SE

Project: To construct a rear addition, to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone. (Square 1045, Lot 129) Owner(s): Daryl Womack, daphanejohnson@gmail.com
Applicant: Eric Teran, ETERAN@EUSTILUS.COM Hearing Date: 10/18/23 [6B09] Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=20955

The architect presented plans to convert an existing elevated reach deck to a screened in porch. The project requires relief from the 10 foot rule but does not expand the footprint of the existing deck. The applicant presented shade studies which showed minimal impact, especially consider the translucent nature of the screened in porch. Support letters from neighbors

Motion [Holman/Sobelsohn] Recommend support on consent agenda passes unanimously.

6. Update on Alley Closing in Square 762 (Block Between 2nd and 3rd St SE and Penn Ave and C St SE)

The committee had a long discussion with the subcommittee to deal with the proposed alley closure in Square 762. The subcommittee met onsite with representatives of the property owners and had a separate meeting with the staff of Council Chairperson Phil Mendelson. The committee continued to refine their understanding of the alley closure process and the potential for a community benefits agreement. The subcommittee noted the slow process would lead to this application, if it were to be approved, to not be officially approved until the end of 2024. The subcommittee stressed that they were considering the application solely on the legal grounds laid out in the legislation and regulations and alley closings. To that end, the subcommittee is waiting on a number of documents from the applicant related to any legal options related to alley closures as well as more information on the existing tenants. The subcommittee meets on September 19 to further refine a possible community benefits agreement



There is no action item from this but the subcommittee requested any ideas or organizations that would be willing to be parts of the community benefits package and to reach out to Commissioners Sobelsohn, D'Andrea, or Jayaraman or Resident Member Lauren Friedman.

7. Discussion on Fines for Violating Historic Preservation and Unauthorized Work

As part of the discussion with acting director Hanlon, Commissioner Sroufe agreed to follow up with Acting Director Hanlon on the issues that caused this item to be on the agenda. Commissioner Sroufe will return in October with any possible action items for the committee.

No Action Taken

8. Adjournment

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