



Report of the ANC 6B Planning and Zoning Committee

January 4, 2024

Commissioners Present: Sroufe (6B02), D’Andrea (6B04 – Charing), Ryder (6B08)

Resident Members Present: Rutkowski (6B01), Friedman (6B02), Smith (6B03), Nowak (6B04), Jarboe (6B05), Robertson (6B06), Taylor (6B07), Bruggman (6B08), Holman (6B09 – Vice Chair)

1. Introductions/Call to Order

The meeting was called to order at 7:02 p.m.

2. Letter to DOB Regarding Illegal Construction at 319 9th Street SE

Resident member Nowak described an issue at the property adjoining him regarding alleged illegal construction. The work included unpermitted excavation and the construction of a rear addition to the house. Despite numerous attempts to get DOB to inspect the property and several visits from inspectors, no resolution of the issue was obtained for various reasons. Discussion centered around other similar incidents with illegal construction in 6B that had similar unsatisfactory resolutions from DOB.

Motion [D’Andrea/Jarboe] to recommend to the full ANC that a letter be sent to the Department of Buildings noting the series of subpar illegal construction inspections, including that at 319 9th Street SE, asking for an investigation and resolution at the property in question, and asking for clarity on what action(s) DOB can take regarding illegal construction that was not caught at the time of construction but is now extant. It was further moved to place the item on the consent agenda. The motion passed 9-0-2. (RM’s Rutkowski and Nowak abstained from the vote.)

3. HPA 24-054: 229-233 Pennsylvania Avenue and 203 3rd Street SE

Project: Concept/subdivision, alterations and additions to existing buildings.

Owner(s): Clear Plains LLC

Applicant: Christine Shiker, christine.shiker@hklaw.com

Hearing Date: 01/25/24 or 02/01/24 [6B02]

Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/242483697588>

The applicant presented plans that were reviewed at the November meeting as part of the review of a Commission of Fine Arts Case - CFA #SL 24-036. The applicant clarified that cases are referred by HRPB to CFA for review and then come before the HRPB for any matters that they need to dispose of: in this case the proposed subdivision of lots (actually the combination of the several lots owned by the applicant into one record lot). Two plans were presented, one showing the subdivision where the alley is closed and one where the alley is not closed. The proposed building plans remained the same in both cases. HRPB will review mainly the subdivision plans as the design has already been approved by the CFA at the



concept level. Since the P&Z Subcommittee on Alley and Street Closings is still engaging the applicant on the alley closing, the matter was not ripe for consideration by the committee or full ANC.

Motion [Sroufe/Nowak] to recommend to the full ANC that it take no action or position on the matter at the present moment. The motion passed 12-0-0.

4. Adjournment

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 8:01 p.m.