



Report of the ANC 6B Planning and Zoning Committee

February 8, 2024

Commissioners Present: Avery (6B01), Sroufe (6B02), Sobelsohn (6B03), D’Andrea (6B04 – Charing), Jayaraman (6B06), Ryder (6B08), LaFortune (6B09)

Resident Members Present: Friedman (6B02), Smith (6B03), Nowak (6B04), *Girod (6B04 – Alternate Not Voting)*, Robertson (6B06), Taylor (6B07), Holman (6B09 – Vice Chair)

1. Introductions/Call to Order

The meeting was called to order at 7:03 p.m.

2. BZA 21074: 1362 K Street, SE

Project: To construct an addition to an existing, detached, two-story accessory building, of an existing, semi-detached, two-story, principal dwelling unit in the RF-1 zone.

Owner(s): William Reynolds and Valerie Reynolds

Applicant: Martin Sullivan, msullivan@sullivanbarros.com

Hearing Date: 03/06/24 [6B09]

Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=21074

The applicant presented the project, which consisted of raising the roof on an existing detached garage/carriage house at the rear of the property. No substantive issues were raised by the committee.

Motion [LaFortune/Sobelsohn] to recommend that the full ANC support the project and to place the item on the consent agenda. The motion passed 14-0-0.

3. HPA 24-161: 633 E Street, SE Rear

Project: To construct a two-story addition to an existing accessory building, of an existing, semi-detached, two-story, principal dwelling unit in the RF-1 zone.

Owner(s): John Giesecke,

Applicant: Jonathan Schmidt, jd@schmidtdevelopment.com

Hearing Date: 02/27/24 or 02/29/24 [6B03]

Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/244987283016>

The chair noted that the applicant had voluntarily deferred the consideration of this case until the March HPRB meeting. A resident of Archibald Walk expressed concerns, related to this case, about the notification process, timeframe for comment and other general concerns about the HPRB review process. It was agreed that a more substantive discussion about the HPRB review and notification process would be held at the March P&Z Committee meeting.

No action taken.

4. Discussion Regarding Construction at Ebenezer Flats (400 Block of D Street SE)



Commissioner Sobelsohn discussed the ongoing construction of the Ebenezer Flats project. The project had been subject to an extended duration (around 6 years) and various stops and starts. While project representatives had indicated to neighbors that the project was almost complete the previous May, construction is still ongoing. Recently, pursuant to neighbor inquires, a representative from the project indicated that completion was scheduled for this month. Commissioner D'Andrea walked by the site, and, in his estimation, the project representative's claim was plausible, and the project appeared to be almost complete. It was agreed to table the matter until the March meeting at which time the progress of construction could be further discussed, if needed.

No action was taken.

5. Discussion Regarding Construction Issues and Sale Process Tied to DC Developer

Commissioner Ryder discussed an issue arising in his SMD regarding development undertaken by a developer with foreign ownership. The developer buys and redevelops properties which it then markets to foreign investors as an investment opportunity. The marketing prominently features materials noting that those who invest can take advantage of DC's housing voucher program. While there appeared to be nothing outwardly illegal about the arrangement, it was noted that it felt untoward. Members of the Committee noted that DC's housing voucher program had recently come under investigation due to allegedly improper above market payments to landlords. It was suggested that Commissioner Ryder reach out to Councilmember Robert White and possibly to DC OAG. It was further suggested that the particular part of the arrangement that offended most needed to be identified before further action could be taken. At that point the ANC could take further action, if needed.

No action taken.

6. Update from Subcommittee

Commissioner D'Andrea noted that the Subcommittee on Alley and Street Closings had reached an agreement in principle with the applicant seeking an alley closing in Square 762. The details of the agreement are still being finalized, but an agreement would most likely be before the Committee in March. Community members expressed a desire to have public comments on the bill on the record. It was noted that Committee meetings are recorded, and that the agreement will be subject to public comment and a vote at both the P&Z Subcommittee and Committee.

No action taken.

7. Adjournment

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 8:17 p.m.