



Report of the ANC 6B Planning and Zoning Committee

February 8, 2024

Commissioners Present: Sroufe (6B02), Sobelsohn (6B03), D’Andrea (6B04 – Charing), Ryder (6B08)

Resident Members Present: Rutkowski (6B01), Friedman (6B02), Smith (6B03), *Girod (6B04 – Alternate Voting)*, Jarboe (6B05), Taylor (6B07), Bruggman (6B08), Holman (6B09 – Vice Chair)

1. Introductions/Call to Order

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

2. Election of Vice Chair

Nominations were called for the position of Vice Chair. Commissioner Sobelsohn moved to nominate Resident Member Holman as the Vice Chair of the Committee. No other nominations were heard.

Motion [Sobelsohn] to elect Resident Member Holman as Vice Chair. The motion passed 12-0-0.

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

Project: To construct a second story addition, and convert to a principal dwelling unit, an existing, semi-detached, commercial building in the RF-1 zone.

Owner(s): John Giesecke,

Applicant: Jonathan Schmidt, jd@schmidtdevelopment.com

Hearing Date: 03/28/24 or 04/04/24 [6B03]

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

The applicant presented an application to add a second story to an existing warehouse on an alley lot. No substantive issues were raised regarding historic preservation issues or the design.

Motion [Sobelsohn/Sroufe] to recommend to the full ANC that a letter of support be sent to HPRB in support of the project and to place the item on the consent agenda.

4. BZA 21098: 633 E Street, SE Rear

Project: To construct a second story addition, and convert to a principal dwelling unit, an existing, semi-detached, commercial building in the RF-1 zone.

Owner(s): John Giesecke,

Applicant: Jonathan Schmidt, jd@schmidtdevelopment.com

Hearing Date: 04/24/24 [6B03]

Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=21098

The BZA case regarded the same property and project as in the previous HPA case. Applicant is seeking an area variance for relief from the 20’ height limit for alley dwellings in the RF-1 zone. Total height



proposed for the structure is apx. 27'. Issues, including viewsheds from the roof and impacts on light were raised by neighbors. The applicant was amenable to providing screening and possibly adjusting the fence location to preclude any views to yards in the neighboring houses on Archibald Walk. The applicant also agreed to provide sun studies to assess the impact of the proposed structure on adjacent properties' access to light. It was agreed that the applicant would return next month to present these studies at the April P&Z meeting.

No action taken.

5. Discussion Regarding HPRB and BZA Notification Processes

Commissioner D'Andrea noted that, pursuant to the cases heard in this meeting being docketed, some residents had reached out expressing confusion at the processes and procedures for HPA and BZA cases. This confusion was both at the Board and ANC level. It was agreed that ANC 6B should develop a primer or "one pager" guide on the general process for the most common case types heard by the committee.

Motion [Rutkowski/Freedman] to have the chair develop a process/primer/FAQ section of the ANC 6B website for the Planning & Zoning Committee. It was further moved to allow the chair to delegate tasks to the members of the committee as needed. The motion passed 12-0-0.

6. Upcoming March Hearing on DOB Fees for Historic District Violations

Commissioner Sroufe mentioned the previous action taken by the ANC to send a letter to the DC council supporting the Protecting Historic Homes Amendment Act of 2023, which was proposed by Councilmember Allen. Commissioner Sroufe explained that the bill was prompted by several projects that had exceeded their permitted scope of demolition. He also noted that he planned to use the previously sent letter as his testimony. The committee was in generally supportive of the testimony. Commissioner D'Andrea noted that he viewed the fines as excessively punitive and therefore he was opposed to the bill as written.

Motion [Jarboe/Rutkowski] to recommend to the full ANC that it authorize Commissioner Sroufe to testify at the hearing for the Protecting Historic Homes Amendment Act of 2023. The motion passed 9-1-1. Commissioner D'Andrea voted nay and Resident Member Girod abstained. Commissioner Sobelsohn was not present for the vote.

7. Adjournment

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 9:11 p.m.