



Report of the ANC 6B Planning and Zoning Committee

April 4, 2024

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

Resident Members Present: Rutkowski (6B01), Lea (6B01 – Alternate Not Voting), Friedman (6B02), Smith (6B03), Girod (6B04 – Alternate Voting), Jarboe (6B05), Holman (6B09 – Vice Chair)

1. Introductions/Call to Order

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

2. 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 applicant presented an application to add a second story to an existing warehouse on an alley lot. The second story addition would require an area variance to be constructed as it exceeds the by-right height of 20 feet. Neighbors relayed concerns about impacts to light, privacy and the size of the proposed project. Overall, the Committee found that the impacts (while not non-existent) were minor, and that the applicant had met the burden for the area variance.

Motion [D’Andrea/Holman] to recommend that full ANC send a letter of support to BZA and to place the item on the regular agenda. After taking an initial vote, a roll call vote was requested and granted via unanimous consent. The motion passed 7-4-0 with Commissioners Sroufe and Sobelsohn and Resident Members Friedman and Robinson opposed. Commissioner Avery was not present and did not vote.

4. BZA 21093: 138 E Street, SE

Project: To construct a second story addition to an existing detached accessory garage to an existing, attached, three-story, principal dwelling unit in the RF-1 zone.

Owner(s): Joseph and Kyle Fortson

Applicant: Jennifer Fowler, jennifer@fowler-architects.com

Hearing Date: 04/24/24 [6B01]

Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=21093

The case was deferred to the May meeting at the request of the applicant.



No action taken.

5. BZA 20996: 106 13TH Street SE

Commissioner D’Andrea provided an update on the case noted above. OP has issued a report that now favors the grating of the use variance. It is likely, with this last bit of opposition gone, that the BZA will grant the requested relief. Commissioner D’Andrea further noted that the Executive Committee had authorized him to provide supplemental written and oral testimony at the upcoming April 10th BZA hearing.

No action taken.

6. Consideration of CBA for Alley Closing in Square 762

Commissioner D’Andrea provided an update regarding the CBA. While it was hoped that a finalized agreement would be presented this month, negotiations are still ongoing. An agreement will likely be presented to the Committee in May.

No action taken.

7. Adjournment

The chair motioned, via unanimous consent, to adjourn. The meeting was adjourned at 8:37 p.m.