



Report of the ANC 6B Planning and Zoning Committee

July 1, 2024

Commissioners Present: Sroufe (6B02), Sobelsohn (6B03), D’Andrea (6B04 – Charing), Mareino (6B07), Lafortune (6B09)

Resident Members Present: *Lea (6B01 – Alternate Voting)*, Smith (6B03-Partial), Jarboe (6B05), Robertson (6B06-Partial)

1. Introductions/Call to Order

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

2. HPA 24-237: 229 8th Street SE [6B02]

Project: To construct a third story addition to an existing, detached two story structure.

Owner(s): Melissa English, melissa.english03@gmail.com

Applicant: Devon Brophy, devonbrophy@gmail.com

Hearing Date: 07/25/24 or 08/01/24

Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/265824477286>

The applicant presented a project to add a third story addition to an existing two-story structure. Two options were presented, one with the structure not set back from the existing cornice and one with the addition set back. While neighbors were in support of the non-setback option, it was noted that HPRB and HPO would probably not endorse this approach. No substantive concerns were raised regarding the proposed materials.

Motion [Sroufe/Lafortune] to recommend that the full ANC send a letter of support for the setback option which notes that the support is contingent upon the successful completion of a flag test by HPO and to place the item on the consent agenda. The motion passed 8-0-0. Resident member Smith was not present for the vote.

3. HPA 24-328: 629 South Carolina Ave SE [6B03]

Project: To construct a three-story with cellar, rear addition, to an existing, attached, three-story with cellar, principal dwelling unit in the RF-1 zone.

Owner(s): 629 SC LLC

Applicant: Martin Sullivan, msullivan@sullivanbarros.com

Hearing Date: 07/25/24 or 08/01/24

Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/268186710777>

The applicant presented their project to add a three-story addition to the rear of an existing structure. While the addition would be visible from certain angles from the street, the visibility was minimal and CHRS and HPO appeared to be in support. No further issues were raised with respect to historic preservation issues.



Motion [Sobelsohn/Sroufe] to recommend that the full ANC send a letter of support and to place the item on the consent agenda. The motion passed 8-0-0. Resident member Smith was not present for the vote.

4. BZA 21158: 629 South Carolina Ave SE [6B03]

Project: To construct a three-story with cellar, rear addition, to an existing, attached, three-story with cellar, principal dwelling unit in the RF-1 zone.

Owner(s): 629 SC LLC

Applicant: Martin Sullivan, msullivan@sullivanbarros.com

Hearing Date: 07/25/24 or 08/01/24

Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=21158

The applicant described relief needed for the height of the structure due to the existing heights of the floors in the building and the efforts to reduce the visibility of the structure from the street. No major concerns were raised regarding the requested relief.

Motion [Sobelsohn/Jarboe] to recommend that the full ANC send a letter of support and to place the item on the consent agenda. The motion passed 8-0-0. Resident member Smith did not participate in the vote.

5. BZA 21140: 1630 G Street SE [6B09]

Project: To construct a front porch addition to an existing, semi-detached, two-story with cellar, principal dwelling unit in the RF-1 zone.

Owner(s): Carstenz Loan Holdings, LLC, carlos@smartsettlements.com

Applicant: Eric Teran, eteran@eustilus.com

Hearing Date: 09/11/24

Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=21140

The applicant described a project to add a roof to an existing porch and requested relief from the lot occupancy requirements. No concerns were raised, and Commissioner Lafourtune noted that neighbors were supportive.

Motion [Lafourtune/Jarboe] to recommend that the full ANC send a letter of support and to place the item on the consent agenda. The motion passed 8-0-0. Resident member Smith did not participate in the vote.

6. Letter to DOB Regarding 1362 E St SE

Commissioner Mareino introduced an issue that a resident in his SMD had been having regarding adjacent construction and the status of permits and neighbor notifications. The neighbors noted that the project had applied for permits 3 years ago and then gone inactive. They had previously reviewed the plans and had technical objections that they said were not resolved. The project recently seems to have resumed the permit process and the neighbors are worried that permits will be granted without their technical objections being taken into account. The developer of the project in question was also present and noted that they were willing to resolve any and all issues brought to their attention. The



Committee agreed that more information on the status of the permit was needed, including the status of any neighbor notifications or resolution of technical objections.

Motion [Mareino/Sobelsohn] to recommend that the full ANC send a letter to DOB requesting more information about the status of the permit and neighbor notifications and to place the item on the consent agenda. It was further moved to delegate authority to write the letter to Commissioners D’Andrea, Mareino and Sobelsohn. The motion passed 7-0-0. Resident member Smith did not participate in the vote and Resident Member Robertson was not present.

9. Adjournment

The chair motioned, via unanimous consent, to adjourn. No objections being heard, the meeting was adjourned at 9:02 p.m.