



Report of the ANC 6B Planning and Zoning Committee

September 30, 2024

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

Resident Members Present: Lea (6B01), Friedman (6B02), Girod (6B04-Alternate Voting), Jarboe (6B05), Robertson (6B06), Taylor (6B07)

1. Introductions/Call to Order

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

2. BZA 21189: 816 G Street, SE [6B04]

Project: To construct two-story rear addition to an existing, semi-detached, two-story, principal dwelling unit in the RF-1 zone. (Square 926, Lot 802)

Owner(s): Sidney Neely, neely1755@yahoo.com

Applicant: Gregorie Holeyman, greg@barnstararchitects.com

Hearing Date: 10/23/24

Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=21189

The applicant presented a project to add an additional floor to an existing non-confirming structure. The historic preservation portion of this project was heard at a previous P&Z Committee meeting. No substantive issues were raised about the project.

Motion [D’Andrea/Jarboe] to recommend that the full ANC send a letter of support regarding the project and to place the item on the consent agenda. The motion passed 8-0-0.

3. HPA 24-477: 510 8th Street, SE [6B04]

Project: To construct a rear addition and add a third story to an existing, attached row house.

Owner(s): DC 510 8th ST LLC

Applicant: Jeffrey Goins, jgoins@michaelgraves.com

Hearing Date: 10/24/24 or 10/31/24

Plans: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/287201869926>

The applicant presented a project to turn an existing row house structure on 8th Street, currently used as offices, into apartments. This would include adding a third story and extending the structure to the rear. Discussion centered on the visibility of the additional floor from the street. The applicant promised to return at the November meeting with neighbor outreach and further information on HPO’s views regarding the visibility of the third-floor addition.

No action was taken on this matter.



4. ZC 23-27: Text & Map Amendments to Create Navy Yard East (NYE) Zone [N/A]

Project: Text amendments to the Zoning Regulations that would establish a Navy Yard-East Zone on land that is currently unzoned as “Federal”. The recommendation would be to set-down (or not set-down) the matter before the Zoning Commission for a public hearing.

Owner(s): N/A

Applicant: DC Office of Planning

Hearing Date: 12/12/24

Plans: https://app.dcoz.dc.gov/Home/ViewCase?case_id=23-27

The Office of Planning presented a proposal to enact a map and text amendment for a new “Navy Yard-East” zone out of currently unzoned Federal land, pursuant between a land swap between the Navy, the Government of the District of Columbia and a developer (Redbrick). The committee’s comments focused on the preservation of the docks at the historic buildings at the site. OP noted that any contributing structures would be subject to HPRB review and that the disposition of the docks were not the subject of the zoning proposal. OP promised to direct members of the committee to representatives from Redbrick for clarifications on the docks and the project timeline.

Motion [D’Andrea/Jarboe] to recommend that the full ANC send a letter of support to the Zoning Commission regarding the project and to place the item on the consent agenda. The motion passed 8-0-0.

5. Adjournment

The chair motioned, via unanimous consent, to adjourn. No objections being heard, the meeting was adjourned at 8:35 p.m.