



Report of the ANC 6B Planning and Zoning Committee

December 2, 2024

Commissioners Present: Sroufe (6B02), Sobelsohn (6B03), D’Andrea (6B04 – Charing), Jayaraman (6B06 – Partial)

Resident Members Present: Lea (6B01), Smith (6B03), Jarboe (6B05), Holman (6B09-Vice Chair)

1. Introductions/Call to Order

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

2. Election of Chair Pro-Tempore

Commissioner Sobelsohn nominated Vice Chair Holman to be Chair Pro-Tempore for the committee until a new chair could be elected by the new ANC. Vice Chair Holman accepted the nomination. No other nominations being heard, a vote was called by the chair.

Nomination [Sobelsohn] of Vice Chair Holman to be the Chair Pro-Tempore. The motion passed 8-0-0. Commissioner Jayaraman was not present for the vote.

3. 655 South Carolina Avenue SE – Informational Presentation [6B03]

The applicant presented a proposal to infill a dogleg at the rear of the property in question. The project would require both a special exception (for an existing non-compliant rear yard) as well as a variance for lot occupancy. The committee noted that while the special exception was relatively straightforward, the variance would be a bit trickier since the BZA is usually strict about the three-prong test. Commissioner Sobelsohn was interested in neighbor outreach and letters of support. The applicant noted that they would perform outreach and would, most likely, return in February 2025.

No action was taken on this matter.

4. 409 8th Street SE – Popeyes [6B03]

A group of neighbors highlighted a proposal by a development team to re-open the Popeyes on the 400 block of 8th Street SE. This property already has an existing Special Exception for fast food use and the development team has been negotiating with the neighbors on a voluntary basis. Conditions include indoor trash, sound mitigation and other items that have been successfully implemented at other establishments on the block. The specific issue raised was that the indoor trash room has been turned into a restroom due to comments from DOB. It was noted that there is a possible exception in the code that would allow only (1) restroom to be constructed and that it was willing to help interceded with DOB, which the development team noted was unresponsive. The committee was supportive of the neighbors asks, including a potential MOU negotiated between the neighbors and the development team and asked the applicant to return to the full ANC meeting with progress on meeting the neighbors’ requests.



Motion [Sobelsohn/Jayaraman] to recommend that the full ANC send a letter regarding the restroom code exception to DOB and other applicable parties, to have members of the commission personally contact Councilmember Allen and personnel from DOB. It was further moved to have Linda Elliot, other close-in neighbors and Commissioners Sobelsohn and D’Andrea draft the letter and to place the item on the regular agenda. The motion passed 8-1-0. Commissioner Sroufe voted no.

6. Adjournment

The chair motioned, via unanimous consent, to adjourn. No objections being heard, the meeting was adjourned at 8:56 p.m.