



ADVISORY NEIGHBORHOOD COMMISSION 6B PLANNING AND ZONING COMMITTEE
St. Coletta of Greater Washington, 1901 Independence Avenue SE
February 4, 2020, 7:00 p.m.

Commissioners Present: Ready (6B03), Holman (6B06, Chair), Waud (6B07)

Resident Members Present: Friedman (6B01), Dierlam (6B02), Ryan (6B07), Thomas (6B08), Campbell (6B10)

1) 1249 South Carolina Avenue SE, Special Exception/Variance: construct a rear addition (exterior stair) to an existing apartment house

The architect of the project, Frank Chu of Landis Architects, presented a project to an existing 2up/2down apartment on a small through-lot on South Carolina which backs up to C Street. The project intends to combined the top two units into one unit and add a rear stair. Historically, a stair existing but was removed at some point in the past. The applicant presented on how the project meets the three prongs of the variance text for increasing the lot occupancy from 74% to 77%. The ANC was convinced by the arguments that the through-lot is a unique condition and the lack of access to the rear yard on a through lot is a practical difficulty. The stair is historically consistent and consistent with the rest of the houses on the block. Focusing solely on the area variance, the increase on a through lot is not a harm to the zone plan. The special exception for rear yard depth clearly meets the special exception criteria by nature of the through lot.

Holman moved to to recommend support to the BZA, on consent. Thomas second. 9-0-0

****Commissioner Clark (6B09) arrives****

2) Capitol Hill Classic

Roberta Stewart of the Capitol Hill Classic presented on plans for this year's race. The route isn't changing and the committee quickly recommended support.

Stroufe moved to recommend support to Mayor's Special Events Task Force, on consent. Danks second. 10-0-0

****Commissioner Sourfe (6B02) and Resident Member Danks (6B06) arrive****

3) 1624 E Street SE, Special Exception: raze the existing two-story, semi-detached principal dwelling unit, and to construct a three-story, detached principal dwelling unit

Ryan Amons of Schmidt Development presented plans to raze an existing single-family home. The only special exception needed is to build a new building more than 10 feet past an adjoining house. The project calls to create a house the exact same size as the neighbors to the west. The special exception is needed for the house to the east, 1626, whose lot is much shallower than 1624. The special exception of the portion actually begins past the rear lot line of 1626. Since the house is on the north side of the blocks, the addition past 10 feet imposes no extra shadow on 1626. Nonetheless, the committee was concerned about not having input from the tenants at 1626 and moved to recommend approval not on consent to give another week for contact

710 E Street SE was a no show

Resident Member Ryan Leaves



4) Rezoning Application of Triangle Between 12th/Water/M Street SE

The ANC sent NOI to parties in Septmeber indicating they will be filing a rezoning application for the land bounded by 12th, Water, and M Street SE. Since then, the Office of Planning has both proposed comp plan amendments and file zoning text amendments which impact this process. Further, the owners of 1333 M Street SE development site have indicated their intention to file a new fresh PUD for the site.

OP-wise, the comp plan amendments propose changed the land use designation for this site from Medium Density Residential to High Density Residential. Our NOI proposes to rezone to medium density and, as such, may be outdated by the time of the hearing. Second, OP has proposed changes to the inclusionary zoning regulations which would increase affordable housing requirements on rezoned properties. The ANC is concerned that if they move forward with a rezoning now, those proposed IZ changes would not apply to this site. The ANC wants to avoid actions which would lessen the affordable housing requirements on these parcels.

1333 M Street filed a PUD NOI and will be presenting to the committee in April. The applicant has requested we remove their properties from the rezoning. The committee discussed this but wanted to see plans before moving forward with removing that site.

The committee agreed to defer this proposal until April to get clarity on expended IZ requirements and the plans for 1333 M Street SE

5) Comments on 6B Working Group Comp Plan Amendments

RM Danks led us through a discussion on the working group's proposed comments. The comments have been circulated to the members. The committee unanimously recommend support of these comments with the following changes:

- 1) Allowance for RM danks to change our cover letter to reflect further changes in this and other votes
- 2) Add language regarding Virginia Avenue Park to our comments on the relationship between the Capitol Hill Area Element and the Near Southwest/Lower Anacostia element.
- 3) Add comments on pedestrian and bike safety though Eastern Market Metro Plaza
- 4) Add comments on accessibility of bus stops in and around Eastern Market Metro Plaza
- 5) Add language on the need for using District Median Income instead of Area Median Income on project financed by the District
- 6) Add language request the Zoning Commission to revisit areas exempt from inclusionary zoning requirements, like lower barracks row.
- 7) Change language regarding maintaining the number of affordable/public housing units to maintain OR expand.
- 8) Allowance for Commissioner Waud to rework some of the comments on public housing to include Hopkins and Kentucky Courts as well as Potomac Avenue.
- 9) Add language about creating pedestrian and bike connections to the Anacostia River Trail from Reservation 13
- 10) Add language discussion the envirnmental history of RFK and Reservation 13 and to recognize potential problems contaminated ground.
- 11) Add request to end Park Road at Indepence and not connect to Benning Road.
- 12) Add clarifying language to decouple Reservation 13 and RFK as language sometimes conflates the two
- 13) Add support of retail as well as residential and commerical to language

Holman moved to recommends the ANC send these comments to OP, on consent. Waud second. 12-0-0



6) Capitol Hill Village Comments

The committee moved to endorse the comments unchanged from CHV for all elements but the Capitol Hill Area Elements.

Holman moved to endorse and send these comments to OP. Ready second. 12-0-0

7) Capitol Hill Village Capitol Hill Area Element

The committee noted one conflict in our comments compared to CHV and moved to exclude the comment. It related to use of the RFK site, which the committee endorsed to be mixed use housing, commercial, retail, government, and park where possible. CHV recommended all park space.

Holman moved to strike comment #5, endorse the rest, and send the comments to Waud second. 12-0-0

(Jayaraman, Thomas, Friedman, Clark leave during discussion on items 8-10 but participated in discussion)

8) Discussion on 15th Street Commercial Corridor

Jayaraman, Danks, and Jarboe led discussion on our of our past work on this corridor. Some members favor resending our 2017 comments request a change in the narrative in the Capitol Hill Area Element which calls for conversion of this corridor to residential, excluding the existing commercial buildings. There was discussion about the residential potential of this zone and whether downzoning is appropriate here. The committee could not come to a recommendation and the ANC will take this up.

9) Discussion on Southeast Boulevard.

The committee discussed the proposed language from the Office of Planning on Southeast Boulevard. The committee discussed whether to include comments in support/opposition of the bus garage and connecting a new Southeast Boulevard to the north via 13th/14th/15th. The committee could not come to a recommendation.

10) Discussion on 12th/Water/M triangle

The committee did not have time to discuss the proposed change to the future land use map as it related directly to Southeast Boulevard and that took most of our time. The ANC will take this up at the full ANC

11) Environmental Protection Comments

The committee quickly read Commissioner Sroufe's comments on this chapter and moved to adopt them, on consent.

Clark moved, Holman second. 7-0-1