

	ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK •</i> <i>MASSACHUSETTS AVE. HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i>
Single Member District Commissioners 01-Dia Black; 02- Gloria Day; 03-Stephanie Zobay 04-Avram Fechter; 05-Bruce Beckner; 06-Trudy Reeves 07- Richard Rothblum; 08-Catherine May; 09-Nancy MacWood	2737 DEVONSHIRE PLACE, NW WASHINGTON, DC 20008 Telephone: 202/232-2232 • Fax: 202/232-0667 Website http://www.anc3c.org

Minutes
Advisory Neighborhood Commission 3C
March 19, 2007 Public Meeting
Second District Police Station
7:30PM

I. CALL TO ORDER: Commission Chair Nancy MacWood called to order Advisory Neighborhood Commission 3C (ANC3C's) regular monthly meeting for March 19, 2007 at 7:32 p.m. The meeting was held in the community room at the Second District Police Station, 3320 Idaho Avenue, NW, Washington, DC 20008.

II. VERIFICATION OF NOTICE: Chair MacWood verified that the proper notice was published in the Northwest Current and posted on the Cleveland Park list serve, the Woodley Park list serve, and the ANC3C website.

III. ESTABLISHMENT OF QUORUM: At 7:35, Chair MacWood acknowledged that a quorum (5 of 9 commissioners) had been established. Other commissioners present included Stephanie Zobay, Catherine May, Gloria Day, and Richard Rothblum. **NOTE: Commissioner Black arrived at 7:33 and Commissioner Reeves arrived at 7:35.**

IV. APPROVAL OF AGENDA: Chair MacWood moved for approval of the following agenda:

- I. Consent Calendar
 - a. Historic Preservation Review Board (HPRB) application to enclose sleeping porches at 3220 Highland Place
- II. Update on Cathedral Garage by Kate Cullen, Executive Director, Human Resources and Community Relations, Protestant Episcopal Cathedral Foundation
- III. Community Forum
- IV. Commission Business
 - a. Consideration of an HPRB application for a 3-story rear addition at 3316 Newark Street
 - b. Consideration of an Alcoholic Beverage (ABC) license substantial change application for 2 Amys Restaurant, 3715 Macomb Street, in order to expand the business into the 2nd floor of the building
 - c. Consideration of a Board of Zoning Adjustment filing for a variance at 2905 28th St. to allow a parking pad in the front yard
 - d. Consideration of a Public Space application for a new curb cut and driveway at 2660 Woodley Road, the Marriott Wardman Park Hotel, that would serve a proposed new condominium building on the property

- e. Consideration of the draft rules published by the DC Department of Parks and Recreation concerning the establishment and maintenance of dog exercise areas on District land
- V. Officer's Reports
- VI. SMD and/or Committee Reports
- VII. Adjournment

The agenda was unanimously approved by a vote of 7-0.

V. ANNOUNCEMENTS:

- On April 14, Casey Trees will have tree plantings at St. Sophia's and at the memorial groves on Massachusetts Ave.
- Phil Mendelson will host tax workshops tomorrow, March 20, at the 2nd District Police Station at 6:30pm and on March 27 at the Turkey Thicket Community Center at 6:30pm.
- DPR will host briefings on the Dog Park Regulations on March 24 at Chevy Chase Community Center at 7pm, on March 26 at the Kennedy Recreation Center, and on March 28 at the Riverside Recreation Center.
- DCPS will be having a meeting on the Oyster-Adams boundary issue.
- Dept of Environment is taking applications for renewable energy projects and will pay 50% of the cost of renewal energy projects

VI. CONSENT CALENDAR - *deferred pending Commissioner Beckner's arrival*

VII. UPDATE ON CATHEDRAL GARAGE: Kate Cullen, Executive Director, Human Resources and Community Relations, Protestant Episcopal Cathedral Foundation announced that their garage will open on April 2 or Easter Sunday at the latest. It will have a capacity for 414 cars and will include spaces for public parking. The sidewalk is 90% finished and should open by April 2. Atlantic Parking will manage the facility for the first year. Questions can be directed to 202.537.5513 or www.parkinginfo@cathedral.org. All St. Albans students will park on Pilgrim Rd.

NOTE: COMMISSIONER BECKNER ARRIVED AT 7:51

VI. CONSENT CALENDAR: (resuming)

a. *HPRB application to enclose sleeping porches at 3220 Highland Place*

The HPO staff determined the work to be harmonious to the house and minor in nature so they are recommending to the HPRB approval of the application. Owner contacted neighbors and they had no problems with the work. Commissioner Beckner personally inspected the plans and had no problems with them. Commissioner Beckner read the resolves and moved a resolution in support of the application; Commissioner Black seconded. The resolution was approved by voice vote, 8-0.

VIII. No issues were raised at the Community Forum.

IX. COMMISSION BUSINESS

- a. *Consideration of an HPRB application for a 3-story rear addition at 3316 Newark St*

These plans have already been previewed by the ANC's Historic Preservation Committee. Architect, Robert Laird, presented the plans. In 2004, HPRB decided that the proposed addition was too large. The addition is stepped back on the side of the house, and, while it cannot be seen from the front of the house, it is visible from the side.

Chair MacWood has heard from neighbors, who are opposed to the project. Next door neighbor spoke in opposition to the construction for reaching further into the ravine, enclosing views, and disrupting the feel of the neighborhood. There was considerable discussion about the retaining walls that were created in the ravine behind this house, but since they were legally permitted by DCRA the ANC asked the HPRB to work to mitigate the effect of them on the open ravine. Chair MacWood read and moved a resolution against the proposed construction, Commissioner Beckner seconded. The resolution commented on the scale and proportion of the addition to the original house and urged HPRB to work with the applicant to reduce the size of the addition.

Tom Gilday, owner of the design company, stated that 3500 Newark Street has also filled in the ravine with a similar wall. Commissioner Beckner stated that the walls did not come before the ANC. Commissioner Reeves suggested language changes, to clarify "reverse," with "mitigate" or "ameliorate." Chair MacWood accepted the word change in the resolve section.

The resolution was approved by a vote of 7-0-1 (abstain) as follows:

Commissioner Beckner - yes
Commissioner Black - yes
Commissioner Day - yes
Commissioner May - yes

Commissioner MacWood - yes
Commissioner Rothblum - yes
Commissioner Reeves - abstain
Commissioner Zobay - yes

b. Consideration of an ABC license substantial change application for 2 Amys Restaurant, 3715 Macomb Street, in order to expand the business into the 2nd floor of the building

This application includes a new small seating area to fit 20 patrons, with office and bathroom on the second floor. Commissioner Rothblum read and moved a resolution in support of the application, seconded by Commissioner May. A neighbor objected to the application because parking was already a problem and adding 20 patrons would be a considerable burden. (How was this addressed?) Commissioner Zobay suggested that Comm. Rothblum remove the statement (what statement...describe) about parking, which was accepted.

The resolution was approved by a vote of 8-0 as follows:

Commissioner Beckner - yes
Commissioner Black - yes
Commissioner Day - yes
Commissioner May - yes

Commissioner MacWood - yes
Commissioner Rothblum - yes
Commissioner Reeves - yes
Commissioner Zobay - yes

c. Consideration of a Board of Zoning Adjustment (BZA) filing for a variance at 2905 28th St. to allow a parking pad in the front yard

Commissioner Zobay said that the owner's attorney has asked that the commission defer making a decision until a later date. Commissioner Zobay made a motion to support their request for a postponement at the BZA, seconded by Commissioner Day. Chair MacWood suggested that she add language to the motion that the ANC be given adequate notice regarding any hearing date change.

The motion was approved by a vote of 8-0 as follows:

Commissioner Beckner - yes
Commissioner Black - yes
Commissioner Day - yes
Commissioner May - yes

Commissioner MacWood - yes
Commissioner Rothblum - yes
Commissioner Reeves - yes
Commissioner Zobay - yes

d. Consideration of a Public Space application for a new curb cut and driveway at 2660 Woodley Road, the Marriott Wardman Park Hotel, that would serve a proposed new condominium building on the property

Ilan Scharfstein, Matt Valentini, Ed Esocoff and Kelly Dumas, representatives of JBG Corporation, were in attendance to present the plans. Mr. Sharfstein introduced the plans and asserted that they addressed the goal of reducing speeding on Woodley Road, while giving building residents and emergency vehicles adequate access to the new proposed condominium building. Per discussion with Jeff Jennings and Tyrone Tate at DDOT, he believes they can get a 4-way stop at the intersection of the new driveway and Woodley Road. Truck traffic has been rerouted to Calvert Street and to a separate service level garage that has no access to the general parking garage and the proposed driveway. The garage has two parking levels, which have been designed in excess of their requirement for spaces. Commissioner Rothblum mentioned that the plans still show that they have 99 spaces, but Mr. Sharfstein assured him that they would change that in the new proposal.

Commissioner Day acknowledged that a significant number of neighbors oppose and a significant number approve of the plans. She read and moved a resolution in support of the application, seconded by Commissioner Reeves. Chair MacWood suggested that she change language to say “asserted it plans to”. Commissioner Black suggested that she delete the “whereas” about the number of neighbors who approve the plans.

Commissioner Rothblum stated that he had looked at, and ruled out, the various alternate traffic patterns—he sees it as a choice of open green space or a curb cut. Commissioner Beckner objected to this line of thinking because the role of the commission is to consider the project at hand, not to speculate about other options.

Jeff Jennings from DDOT stated that he thought it was a logical solution to have a 4-way stop, and that DDOT would evaluate the traffic patterns and could decide to put in arrows pointing away from 27th.

There were many neighbors present objecting to the plans. Mr. Goodman, President of the Woodley Park Community Association, objected to the plans because the hotel has not demonstrated that there will be an increased traffic flow, because of dangers to pedestrians, and because the flow of traffic would be disrupted. Other concerns were: that 27th Street would be used as a shortcut; that there is already a problem of compliance at 4 way stops; and that 300 neighbors signed a petition opposing any new curb cuts.

A few neighbors spoke up to support the proposal because it was a reasonable solution and it would distribute traffic between both Calvert St. and Woodley Roads.

Several Commissioners raised concerns about the plans. Commissioner Zobay said that there hasn't been a case made for the need of the curb cut. Commissioner Black mentioned that Aidan Montessori School's new traffic plans might be compromised by the additional load, and

she expressed reservations about safety of children on the road. Commissioner MacWood said that there was no need established based on higher traffic demands.

The resolution failed by a vote of 4-4 as follows:

Commissioner Beckner - no
Commissioner Black - no
Commissioner Day - yes
Commissioner May - yes

Commissioner MacWood - no
Commissioner Rothblum - yes
Commissioner Reeves - yes
Commissioner Zobay - no

Commissioner Zobay read and moved a resolution against the application, seconded by Commissioner Black. Commissioner Rothblum called the question, while Commissioner Beckner asked for a roll call.

The question failed by a vote of 3-5 as follows:

Commissioner Beckner - no
Commissioner Black - no
Commissioner Day - yes
Commissioner May - no
Commissioner MacWood - no
Additional discussion ensued.

Commissioner Rothblum - yes
Commissioner Reeves - yes
Commissioner Zobay - no

The resolution failed by a vote of 4-4 as follows:

Commissioner Beckner - yes
Commissioner Black - yes
Commissioner Day - no
Commissioner May - no

Commissioner MacWood - yes
Commissioner Rothblum - no
Commissioner Reeves - no
Commissioner Zobay - yes

- e. Consideration of the draft rules published by the DC Department of Parks and Recreation (DPR) concerning the establishment and maintenance of dog exercise areas on District land*

Commissioner Reeves read and moved a resolution against the rules, seconded by Commissioner Black.

A representative from the McLean Garden Association asked that the ANC wait until community input could be given at the hearings that will be held in March. Comment period has been extended to May 1, so the ANC could pass a resolution at the April meeting. A representative from DC Dog spoke in support of the resolution.

Commissioner Beckner offered some amendments, which were accepted. Commissioner Zobay offered a friendly amendment to change language to say DPR “reconsider these rules”, accepted. Chair MacWood offered a friendly amendment to eliminate mentioning the few specific regulations in the resolution, accepted.

Commissioner Rothblum made a motion to table the resolution, seconded by Black.

The motion to table fails by a vote of 4-4 as follows:

Commissioner Beckner - no

Commissioner Black - yes

Commissioner Day - no
Commissioner May - no
Commissioner MacWood - yes

Commissioner Rothblum - yes
Commissioner Reeves - no
Commissioner Zobay - yes

The resolution was approved by a vote of 7-1 as follows:

Commissioner Beckner - yes
Commissioner Black - pass
Commissioner Day - yes
Commissioner May - yes
Commissioner MacWood - yes

Commissioner Rothblum - yes
Commissioner Reeves - yes
Commissioner Zobay - no
Commissioner Black - yes

NOTE: AT 11:25 COMMISSIONER DAY LEFT

IX. OFFICER'S REPORTS

1. Secretary: Commissioner Zobay moved the February minutes, seconded by Commissioner Black, all approved by voice vote (6-0). Commissioner Zobay moved the January minutes, Commissioner Beckner seconded, approved by voice vote (6-0-1 abstain).

X. There were no Single Member District and/or Committee Reports

ADJOURNMENT: Commissioner Black moved to adjourn, Commissioner Zobay seconded. Without objection, the meeting was adjourned at 11:39 pm.

The next meeting of ANC 3C will be Monday, April 16 at 7:30 PM in the Community Room of the Second District Police.