

ANC 2F COMMUNITY DEVELOPMENT COUNCIL  
October 23, 2003

In attendance                      Helen Kramer, Chair (ANC2F04)  
    Thomas Funk                      (2F05)  
    Miriam Trimble                  (2F03)  
    Jackie Steward                  (2F06)  
    Jim Loucks                        (2F06)  
    Leah Lorber                        (2F05)  
    Jim Cook                          (2F02)  
    Jim Richardson                  (2F02)  
    Mike Petri                         (2F04)  
    Kara McCabe (2F01) - arrived at 7:40 p.m.

1418 Q Street NW – zoning variance for back yard

Tina Handley lives on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of a residential property at 1418 Q Street. The first floor is a rental property. This house is set way back on the property, and was originally a stable. She is requesting permission to build a spiral staircase to the roof of her garage and a deck with a door into the second floor. This would save her from walking all the way around the block, which she doesn't like to do late at night. She brought letters of support from her neighbors. Steve Calcott said he could sign off on it. Funk moved that the CDC recommend to the ANC to approve this request. Cook seconded.

**Vote:** Approved 10-0.

1312 13<sup>th</sup> Street, zoning special exception

The building is zoned residential, R-5-C. The current owners are proposing to use the first floor and basement for office space. The owners were not in attendance at this meeting. The owners claim that there is a laundry in the basement of this building. They have certificate of occupancy for this laundry, but under the zoning regulations, if you do not have a grandfathered non-conforming use for 3 years, then you lose that special exception, and they have not had a laundry there in the last three years. There is no business license for that address, according to Jim Smith, who checked with the city. Funk moved that the CDC recommend that the ANC deny this proposal and that the ANC write a letter to the Board of Adjustment asking for denial. Richardson seconded.

**Vote:** Approved 10-0. Kramer said that she would go to the hearing in person to give the ANC's strong recommendation against any use but residential for this property.

#### 1515 14<sup>th</sup> Street, NW revised elevations

Giorgio Furioso showed the revised elevations for the Sign of the Lamb property. The height is 75', with a setback on the 7<sup>th</sup> floor. This is a unique building, and there has been a lot of discussion about the redevelopment. Greg Bordynowski, Sorg Architects, said that the project has been to HPRB twice for input. It's two buildings, the former Hudson Car Dealership which will be restored and turned into art galleries. The lower windows will be manufactured and replaced. The stone will be restored. The car elevator and fire escape will be removed to bring it up to code. The second building will be residential and parking. The lot is only 58' wide. The building draws from the "cubism" art of the 20's, the era when this building was originally constructed. The height of adjacent Studio Theater is at 63'. HPRB approved the concept of a cubist building at this site. There will be 24-28 residential units, and 40 parking spaces, so that the retail will also have parking available and will not burden the neighborhood. HPRB also likes the back of the building that backs on Kingman Place alley. They are seeking an affirmation of the project; the massing and height. Kramer suggested that the CDC recommend that the ANC approve the concept and massing, encouraging the developer to continue along these lines and return to the ANC when materials are selected and the project is more finalized. Loucks said that they already had the HPRB approval and therefore, did not need the ANC's approval. Furioso asked that the ANC send a letter stating that approval. Kramer asked that they bring the boards to the ANC meeting for the vote. Kramer moved that the CDC recommend that the ANC send a letter to HPRB approving massing and concept. Funk seconded.

**Vote:** Approved 10-0.

#### 1302 9<sup>th</sup> Street, mixed use building

Gus Koutromanos said that Steve Calcott recommended he come to the CDC for approval prior to the appearing before the HPRB. The next meeting of HRPB is tomorrow, but Koutromanos said that he could wait to go before the HPRB the next month. His brother Pete, came with him. Kramer said that when Pete made a presentation a few years ago, there was a problem with his misrepresentation to the HPRB. Kramer asked that Pete not be part of the presentation. Gus wants to construct a mixed use building with commercial in the basement, an office on the first floor and one residential unit on the the 3<sup>rd</sup> and 4<sup>th</sup> levels. Loucks said that he thought the building was going in the right direction, but that they needed more detail to approve a building in an historic district. Loucks said that

he should come to the LCCA for approval, and told Koutromanos that they meet the second Tuesday of the month. He will put the project on the agenda for November. They asked him to then come back to the CDC with more details in November. Loucks said that if he gets approval of the LCCA Historic committee and the CDC, he wouldn't have any objections to Koutromanos going to HPRB in November.

#### 1426-1430 K Street, removal and replacement of trees

Jeffrey S. Roberts, Construction Manager at Nest & Totah Ventures asked for permission to remove two Bradford pear trees and replace them with willow oaks. They would have to plant more than just those two trees to make up the difference in caliper. Kramer asked that the replacement trees be put into ANC2F and not somewhere in the city. Cook moved that the CDC recommend to the ANC that approval be given for the removal of the trees, as long as all the replacement trees are planted in the ANC2F neighborhood. Richardson seconded. **Vote:** Approved 10-0. Roberts asked that a letter be sent to Bill Beck, City Arborist, giving approval.

#### Public Space Issues

The first request before the committee is for approval for a bike rack at 1327 14<sup>th</sup> Street. After some discussion of the placement of the rack, including the fact that bike riding should be encouraged, Funk moved approval. McCabe seconded. **Vote:** Approved 10-0.

The second item is for approval of outdoor seating at 1301 K Street in front of Soho Café. It would be on the K Street side. They are asking for 24 seats, 16 tables. Funk moved the CDC recommend to the ANC that the outdoor space be approved. Loucks seconded. **Vote:** Approved 10-0.

There being no further business, the meeting was adjourned at 9:10..