

ANC 2F | Community Development Committee Meeting

MINUTES

WEDNESDAY
JULY 27, 2016

7:00 P.M.

WASHINGTON PLAZA HOTEL
10 THOMAS CIRCLE, NW

Attendance

PRESENT

Commissioner Deeley (2F08)
Dave Feinstein
Joel Heisey
Jim Loucks
Greg Melcher
Ron Rubin

ABSENT

Louis Cipro
Joyce Cowan
Helen Kramer
Commissioner Lamare (2F05)
John Long
Commissioner Sylvester (2F07)

GUESTS AND PRESENTERS

Cary Kadlecak, Goulston & Storrs
Anne and Adrian [Last Names?]
VW Folkes, architect

**denotes Committee member(s) not present for all votes*

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:07 p.m.**

Approval of Meeting Agenda

Commissioner Deeley moved to adopt the draft agenda without modification; the motion was seconded and approved unanimously by the Committee.

Vote: 6-0 (unanimous)

Approval of June 22, 2016 Meeting Minutes

Commissioner Deeley moved to adopt the June 22, 2016 meeting minutes with minor modifications to the text in the last and second to last agenda items; the motion was seconded and approved unanimously by the Committee.

Vote: 6-0 (unanimous)

Old Business

1209 10th St, NW (2F05)

Failure of applicant to return to CDC for final permit review

Jim Loucks shared that 1209 10th St, NW had a posted building permit. The CDC had previously reviewed and supported the project, but the resulting permit had since expired. As Loucks explained, a newly posted permit meant the Applicant had failed to return to the CDC to seek support of the new permit. Commissioner Deeley shared that the Commission had reached out to HPO about the matter and was waiting to hear back. Deeley agreed to add consideration of this item to the next ANC 2F regular monthly meeting agenda, in hopes of having heard back from HPO by that time.

New Business

1201 13th St, NW (2F07)

Cary Kadlecek, Goulston & Storrs

BZA variance requests (nonconforming structure, nonconforming use, lot occupancy, rear yard requirements)

Cary Kadlecek, attorney for the applicant, requested the Committee's support for zoning variances needed to add a new egress staircase on the north side of the Comfort Inn. Adding the egress staircase, Kadlecek explained, would bring the building up to code and allow for desired future interior renovations. Kadlecek explained that the zoning relief requirement was necessary because any change to the current non-conforming building footprint requires a variance request.

Greg Melcher moved that the CDC recommend that the full ANC support the variance requests sought by the applicant; the motion was seconded and approved unanimously by the Committee.

Vote: 6-0 (unanimous)

1435 11th St, NW (2F04)

DDOT public space application

Commissioner Deeley explained that this business item came to the Commission's attention shortly before the July regular monthly meeting. Because of the timing of the deadline for ANC input, the ANC voted to protest the application in order to maintain standing. Deeley shared that the applicant had subsequently reached out to the Commission and explained that the public space application was simply to allow for the addition of an electrical meter box to the outside of the building. The Committee determined the application was uncontroversial in nature.

Deeley moved that the CDC recommend that the full ANC withdraw its opposition to the public space application; the motion was seconded and approved unanimously by the Committee.

Vote: 6-0 (unanimous)

906 P St, NW (2F06)

Anne and Adrian [last names?]

DDOT public space application

Anne and Adrian, co-owners of a proposed full-service diner at 906 P St, NW, requested the Committee's support for a sidewalk café. The applicants shared their vision of cleaning up and reactivating the neglected corner with outdoor service. The Committee asked clarifying questions about the proposed perimeter of the public space in question, since the applicant did not provide drawings for the Committee's review. The Committee also inquired about the applicants' outreach to surrounding neighbors. The Committee determined it was unable to support the application without detailed drawings, and that further outreach to neighbors by the applicants was needed.

Commissioner Deeley moved that the CDC recommend that the full ANC send a letter to the DDOT Public Space Committee requesting that the application be held until such time that the ANC has an opportunity to consider the entire application package (including drawings); the motion was seconded and approved unanimously by the Committee.

Vote: 6-0 (unanimous)

1518 & 1520 Kingman Place, NW (2F02)

VW Folkes, architect

HPRB concept, massing, and design for rear addition, subdivision to join lots, and rear façade modifications

VW Folkes, architect for the project, requested the Committee's support for historic approval of the

proposed modifications resulting from the joining of two existing row homes. Folkes explained that the owner of 1520 Kingman Place, NW had purchased the adjacent property (1518). The owner planned to extend the rear of 1518 so that it is flush with 1520, and add a third-story addition to the back of 1520. Folkes explained that none of the rear modifications would be visible from the street, and that HPO “had given the project its blessing.” Committee member Joel Heisey expressed a preference for differentiated rear facades so that the two structures remain visually distinct.

Greg Melcher moved that the CDC recommend that the full ANC send a letter to HPRB in support of the proposed concept, massing, and design, provided that all original/historic doors are retained and any replaced doors are historically appropriate; the motion was seconded and approved by the Committee.

Vote: 5-0-1

Commissioner Deeley moved to adjourn the meeting; the motion was seconded and unanimously approved by the Committee. Meeting adjourned at **8:13p.m.**