

# ANC 2F | Community Development Committee Meeting

## MINUTES

WEDNESDAY  
FEBRUARY 22, 2017

7:00 P.M.

WASHINGTON PLAZA HOTEL  
10 THOMAS CIRCLE, NW

## Attendance

### PRESENT (10)

Commissioner Deeley (2F08)  
Dave Feinstein  
Janice Ferebee  
Joel Heisey  
Helen Kramer  
John Long  
Jim Loucks  
Sarah Marcus  
Philip Miatkowski  
Jenny Rickard

### ABSENT (4)

Lou Cipro  
Greg Melcher  
Commissioner Rubin (2F05)  
Commissioner Sylvester (2F07)

### GUESTS AND PRESENTERS

KC Price, KC/DC Studios  
Meghan Hottel-Cox, Goulston & Storrs  
Scott Pannick, Metropolis DC  
Erik Hoffland, Hoffland Architects  
Ashley Adams, District Design  
Max Rosner & Karl Gleason EL Studios  
Sherri Nesbit, Nesbit Architects  
Eve Pelonis

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

Committee meeting **called to order** by CDC Chair Commissioner Kevin Deeley at **7:01 p.m.**

### Approval of Meeting Agenda

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

**Vote: 8-0-2**

### Approval of December 21, 2016 Meeting Minutes

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Helen Kramer moved to approve the December 21, 2016 CDC minutes without modification. Commissioner Deeley made a friendly amendment to incorporate several edits previously submitted to the Executive Director. The amended motion was seconded and approved unanimously by the Committee.

**Vote: 5-0-5**

## Old Business

### 1311 R Street, NW (2F01)

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KC Price, KC/DC Studios

*HPRB design for new construction*

KC Price, architect for the project, requested the Committee's support for concept and massing of new construction between 1311 and 1309 R Street, NW. Price detailed changes to the concept and design since his previous presentation to the CDC. Price's renderings included two different façade options. Commissioner Deeley moved that the CDC recommend that the full ANC send a letter to HPRB recommending that—independent of any potential zoning concerns (which the CDC expects the applicant will bring to the Committee's intention in the future as necessary)—HPRB approve the proposed concept and massing reflected in the rendering of the lighter colored façade on the right-hand side of the first page of the presentation; the motion was seconded and approved by the

## New Business

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**1411 K Street, NW (2F05)**

Meghan Hottel-Cox, Goulston & Storrs

*BZA special exception to penthouse requirements*

Meghan Hottel-Cox, attorney for the applicant, requested the Committee's support for a special exception that would permit the renovation and expansion of an existing penthouse to have varying heights of habitable space and relief from zoning setback requirements at the rear (north end) of property so that there are two means of ingress and egress. Helen Kramer moved that the CDC recommend that the full ANC send a letter to BZA recommending approval of the requested special exception; the motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous)**

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**1341 14th Street, NW (2F03)**

Scott Pannick, Metropolis DC

*BZA variances (alley entrance, elevator hatch on roof)*

Scott Pannick of Metropolis DC requested the Committee's support for three zoning variances: 1) rear yard setback requirements (to allow for modified building entry); 2) penthouse setback requirements (to allow for glass railing); and 3) building height/bulk plane setback (to allow for elevator hatch overrun). Dave Feinstein positively characterized the ongoing dialog between the applicant and neighbors about the project. Feinstein moved that the CDC recommend that the full ANC send a letter to BZA recommending approval of the three requested variances; the motion was seconded and approved by the Committee.

**Vote: 9-0-1**

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**1454 ½ Q Street, NW (2F02)**

Erik Hoffland, Hoffland Architects

*HPRB concept/two-story rear addition*

Erik Hoffland, architect for the project, requested the Committee's support for the proposed concept of a two-story rear addition to a residential home. Hoffland referenced the 2012 proposal for this project that initially came before ANC 2F and detailed changes to that proposal, including a reduction from a three- to two-story rear addition and elimination of the proposed roof deck. Jenny Rickard moved that the CDC recommend that the full ANC send a letter to HPRB recommending approval of the proposed concept as presented by the applicant. Helen Kramer made a friendly amendment expressing the Committee's determination that the proposed concept was not inconsistent with historic preservation guidelines. The amended motion was seconded and approved by the Committee.

**Vote: 9-0-1**

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**1010 Vermont Avenue, NW (2F05)**

No applicant

*DDOT public space application*

Commissioner Deeley moved to suspend the Committee rules on presenter attendance and presentation packet on the basis that the establishment is located in a commercial zone, has no discernible impact on residences, and is otherwise noncontroversial. The motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous)**

After Kramer detailed the applicant's plan for a sidewalk café, Joel Heisey moved that the CDC

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recommend that the full ANC send a letter to the DDOT Public Space Committee recommending approval of the public space application for a new unenclosed sidewalk cafe at 1010 Vermont Avenue, NW, consisting of 20 exterior seats in a 302 square foot patio area; the motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous)**

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**930 P Street, NW (2F06)**

Ashley Adams, District Design

*BZA special exception to penthouse requirements*

Ashley Adams, architect for the project, requested the Committee's support for a special exception to penthouse requirements in order to permit roof access through a door for the upper unit of an existing flat at the premises. Adams shared that neighbors on both sides supported the special exception. Joel Heisey moved that the CDC recommend that the full ANC send a letter to BZA recommending approval of the requested special exception; the motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous)**

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**1336 9th Street, NW (2F06)**

Max Rosner & Karl Gleason EL Studios

*HPRB concept/new roof deck and stair from third floor unit*

Max Rosner and Karl Gleason, architects for the project, requested the Committee's support for the proposed concept of a new roof deck and stair from the existing third floor unit at the premises. Rosner and Gleason detailed the various components of the roof deck as well as the planned relocation of HVAC utilities. The pair also mentioned a letter of support from the adjoining neighbors. The Committee expressed serious concern about adding a structure onto the roof given the resulting impact on sight lines from the street in an historic district. The Committee determined the applicant's drawings did not clearly demonstrate that the addition would not impact the historic appearance of the block. Helen Kramer moved that the CDC recommend that the full ANC send a letter to HPRB expressing opposition to the proposal to erect a penthouse roof deck to the property as incompatible with historic preservation guidelines. Joel Heisey made a friendly amendment explaining that the proposal specifically fails to meet HPO standards for sight line visibility. The amended motion was seconded and approved unanimously by the Committee.

**Vote: 10-0 (unanimous)**

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**1519 12th Street, NW (2F04)**

Sherri Nesbit, Nesbit Architects  
Eve Pelonis, owner

*BZA special exception for lot coverage*

Eve Pelonis, owner of the property, and Sherri Nesbit, architect for the project, requested the Committee's support for a special exception to lot occupancy in order to permit an extension to the rear of Pelonis' house that would only be visible to the rear. Pelonis detailed the process she was undergoing to acquire and combine two adjoining lots to make the rear extension possible. Sarah Marcus moved that the CDC recommend that the full ANC send a letter to BZA recommending approval of the requested special exception; the motion was seconded and approved by the Committee.

**Vote: 9-1**

Meeting adjourned at **8:19 p.m.**