

**ADVISORY NEIGHBORHOOD COMMISSION 1C**  
**Adams Morgan**

**Minutes of November 18, 2002, Meeting**

A scheduled agenda and forum meeting of Advisory Neighborhood Commission 1C was held on November 18, 2002, at the 3rd District Police Station. A quorum being present, Chair Miscuk called the meeting to order at 6:50 pm.

Attending were Commissioners Roth, Wright, Miscuk, Jovanka, Johnson, Bailey Gibson and Klempay. Approximately 40 members of the public attended.

**PLANNING**

Commissioner Klempay moved to adopt the Calendar Year 2003 Meeting Schedule. The motion was seconded and approved by voice vote:

YEA Roth, Miscuk, Bailey, Johnson, Gibson, Klempay

**SECRETARY'S REPORT**

The Secretary, Commissioner Klempay, distributed copies of the Minutes of the October 2, 2002 Meeting and moved their approval. The Motion was seconded and adopted by voice vote:

YEA Roth, Wright, Miscuk, Johnson, Bailey, Gibson, Klempay  
NAY Jovanka

The Secretary distributed draft copies of the Minutes of the November 6, 2002 Meeting for review by the Commissioners prior to their being submitted for approval at the December 4, 2002 Meeting.

**TREASURER'S REPORT**

Commissioner Gibson, Treasurer, reported a bank balance as of 11/18/02 of \$43,667.26.

**NEW BUSINESS**

Commissioner Gibson moved that ANC 1C approve the variances requested by the SED Center. The motion was seconded. Following discussion of the resolution, including recognition by the Chair of several members of the public, the resolution was approved 6-0, as follows:

AYE Wright, Johnson, Bailey, Gibson, Roth, Miscuk  
NAY None

1700 Kalorama Road, NW

Chairperson Miscuk recognized Commissioner Johnson and several members of the public to address concerns regarding construction at 1700 Kalorama Road, NW. Mr. Richard Naing, the owner of the property, responded to the questions raised, asserting that the project was “100% matter of right” under the zoning laws, that the necessary demolition and dumpster permits had been obtained, and that he would support the neighbors’ request for removal of the parking meters in front of his premises. At the Chair’s request, Commissioner-elect Jeff Coudriet agreed to follow up with the owner and the community, with a possible proposal for ANC action to be presented at the December 4th meeting regarding these issues.

1701 Kalorama Road, NW

Chairperson Miscuk called up a resolution offered by Commissioner Brody at the ANC meeting of October 21, 2002, to recommend to the Board of Zoning Adjustment the approval of various variances and special exceptions for the project proposed by Jemal’s Wheel LLC at 1701 Kalorama Road, NW. Consideration of this resolution had been twice postponed at previous meetings.

Commissioner Johnson moved to further postpone consideration of the resolution to the December 4th meeting, contingent upon the developer’s willingness to request a further extension of the BZA hearing date beyond December 10th. The motion was seconded, discussed, and defeated by a roll call vote of 2-4, as follows:

AYE Johnson, Bailey  
NAY Wright, Gibson, Roth, Miscuk

Following further discussion, Mr. Norman Jemal of Douglas Development Corp., accompanied by his architect and attorney, were recognized to explain various changes made in their design and plans as a result of negotiations with the community. This included the removal of one story from the top of the proposed structure, the reduction in the number of units from 64 to 54, the placement of 2 units on the street level (one of which would be an affordable housing unit), the removal of 8 parking spaces to accommodate the street level units, and certain other adjustments. As a result of these changes, the applicant indicated that it would no longer need the FAR variance

originally sought.

By unanimous consent, the Commission agreed to Chairperson Miscuk's motion to strike recommendation of the FAR variance from the resolution.

Following further discussion, by unanimous consent, the Commission agreed to Commissioner Roth's motion to amend the height provision of the resolution by inserting "or variance" after "Special exception".

Chairperson Miscuk recognized all members of the public who wished to speak on this resolution, after which the Commissioners engaged in further discussion.

Commissioner Roth moved to amend the resolution by inserting in the first "Resolved" clause the following: "subject to the incorporation in the BZA order of a construction plan designed to minimize inconvenience to other residents and businesses in the area to the extent practical." The motion was seconded and discussed.

By unanimous consent, the Commission agreed to Commissioner Gibson's motion to call the question on the pending amendment and on all pending questions.

The pending Roth amendment was approved by a roll call vote of 6-0, as follows:

AYE Wright, Johnson, Bailey, Gibson, Roth, Miscuk  
NAY None

The resolution, as amended, was then approved by a roll call vote of 4-2, as follows:

AYE Bailey, Gibson, Roth, Miscuk  
NAY Wright, Johnson

The resolution, as approved, reads as follows:

***Resolution to Support the Project at  
1701 Kalorama Road***

*Be it resolved that, subject to the incorporation in the BZA order of a construction plan designed to minimize inconvenience to other residents and businesses in the area to the extent practical, the Adams Morgan ANC (ANC 1C) supports the proposed project at 1701 Kalorama Road with the following relief:*

*Variance from the lot occupancy requirement of Section 772;  
Variance from the residential recreation space requirements of Section 773;*

*Variance from the parking drive aisle width requirements under Section 2117;*

*Variance from the loading berth requirements of Section 2201;*

*Special exception or variance from the maximum permitted height requirements under Section 1403; and*

*Special exception from the roof structure requirements of Section 411.*

*Be it further resolved that the officers of ANC 1C are authorized to communicate this intent to all agencies, offices, parties and other elected officials as necessary.*

### Emmaus Grant Application

Chairperson Miscuk turned the gavel over to Vice-Chairperson Wright and then moved that the ANC approve a \$1,000 grant to Emmaus Services for the Aging to support its Christmas Day home visitation program for senior citizens, as more fully described in the grant application submitted to the ANC and distributed to the Commissioners. The motion was seconded, discussed, and approved by a roll call vote of 6-0, as follows:

AYE Miscuk, Roth, Bailey, Wright, Gibson, Johnson

NAY None

### Citizen Commendations

Commissioner Johnson moved to commend community members Edward G. Jackson, Peter Petropolis, Peter Lyden, and Sandra Dominey for their community service. The motion died for lack of a second.

Commissioner then moved to limit the commendation motion to Mr. Jackson. The motion was seconded and discussed.

Commissioner Roth moved to postpone consideration of the motion to the December 4th meeting. The motion to postpone was seconded, discussed, and approved by a roll call vote of 5-1, as follows:

AYE Wright, Bailey, Gibson, Roth, Miscuk

NAY Johnson

### Adjournment

Commissioner Johnson moved to adjourn. The motion was seconded and approved by voice vote. Whereupon, the meeting was adjourned at 11:25 pm.

Peter L. Klempay  
Secretary ANC 1C

Approved December 16, 2002