

ADVISORY NEIGHBORHOOD COMMISSION 1C

Adams Morgan

Minutes of January 7, 2004

A scheduled meeting of Advisory Neighborhood Commission 1C was held on Wednesday, January 7, 2004 at the Third District Police Headquarters. ANC1C Chairman Alan Roth called the meeting to order at 7:11 p.m. Approximately 30 members of the public attended.

Attending were Commissioners Alan Roth (1C01), Bryan Weaver (1C03), Mindy Moretti (1C04), Andrea Broaddus (1C06), Josh Gibson (1C07) and Jeff Coudriet (1C08).

ELECTION OF OFFICERS

A motion was made to re-elect the 2003 slate of officers for 2004. The motion was seconded and approved by voice vote.

CHAIRMAN'S REPORT

Commissioner Roth handed the gavel to Vice Chair Gibson and passed out proposed new bylaws for ANC1C and requested that commissioners be prepared to discuss them at the February meeting.

Commissioner Roth introduced a resolution regarding the 2004 meeting schedule for ANC1C. The resolution was seconded and discussed. Commissioner Gibson offered an amendment to have bi-monthly meetings with the additional meetings falling in the odd months beginning in March. The amendment was seconded, discussed and approved by roll call vote.

The resolution, as amended, was discussed and approved by voice vote:

Resolution on ANC Meeting Schedule for 2004

BE IT RESOLVED, that Advisory Neighborhood Commission 1C adopts the following meeting schedule for 2004, subject to future changes by the Commission or the call of special or emergency meetings as provided in the Commission bylaws:

Monthly Business Meetings

January 7

March 3

May 5

July 7

*September 8**

November 3

February 4

April 7

June 2

August 4

October 6

December 1

Public Forum Meetings

March 15
July 19
November 15

May 17
September 20

* Note: Sept. meeting moved to 2nd Wed. to avoid conflict w/vacations prior to Labor Day.

Commissioner Roth offered a resolution on the committee structure for ANC1C. The resolution was seconded, discussed and approved by voice vote:

Proposed 2004 Committee Structure and Assignments

BE IT RESOLVED, THAT the committee structure, rules of operation, jurisdictions, and committee assignments for Advisory Neighborhood Commission 1C in calendar year 2004 shall be identical to those provided for 2003, subject to such revisions as the Commission may make from time to time, provided, that if a person is elected from Single Member District 1C05 to fill the vacancy left by the resignation of Commissioner Levy, such person shall also fill the vacancy left by Commissioner Levy on the Public Services Committee.

Commissioner Roth offered a resolution on payment of routine expenses for ANC1C. Commissioner Coudriet offered a resolution to include authority to pay the \$25 fee for ANC Security Fee. The amendment was seconded, discussed and approved by voice vote. The resolution, as amended was discussed and approved by voice vote:

Resolution for Payment of Routine ANC Expenses

WHEREAS, Advisory Neighborhood Commission 1C incurs routine recurring expenses such as telephone service and rent on a storage unit, and

WHEREAS, the monthly cost of these expenditures is expected to remain relatively constant and have been specifically budgeted by ANC 1C for fiscal year 2004, and

WHEREAS, the Commission in the past often incurred late fees as a result of timing differences between monthly ANC meetings and the arrival and due dates of certain monthly bills,

NOW, THEREFORE, BE IT RESOLVED, THAT Advisory Neighborhood Commission 1C authorizes the Treasurer to pay routine recurring expenses that appear on the fiscal year 2004 budget, and the \$25 ANC Security Fee for 2004, without requiring additional monthly approval from the Commission, and be it further

RESOLVED, THAT in the event a previously budgeted recurring expense exceeds the amount budgeted during any given month or other billing period, the Treasurer will seek Commission approval for its payment.

TREASURER'S REPORT

Commissioner Coudriet, treasurer, reported that ANC1C had a current balance of \$65,815.59 and had spent approximately \$1,200 so far this fiscal year.

Commissioner Coudriet made a motion to approve the final version of the FY03 fourth quarter fiscal report (see attached). The motion was seconded and approved by roll call vote.

CONSENT AGENDA

The following resolution was approved by unanimous consent:

Resolution Regarding Constantine Stavropoulos

WHEREAS, Constantine Stavropoulos is the owner of Tryst and the Diner, two of Adams Morgan's favorite gathering spots and most neighborhood-oriented businesses; and

WHEREAS, Mr. Stavropoulos has been among the most active business owners in the Adams Morgan community, despite having only operated a business in the community for approximately five years; and

WHEREAS, Mr. Stavropoulos has been the president of the Adams Morgan Business and Professional Association for approximately four years; and

WHEREAS, Mr. Stavropoulos and his establishment make frequent contributions to charitable causes in the community;

NOW, THEREFORE, BE IT RESOLVED that Advisory Neighborhood Commission 1C commends Mr. Stavropoulos for running quality businesses in our community; and

FURTHER RESOLVED, that individual members of ANC 1C are available to be contacted by members of other ANCs and community associations to discuss this resolution whenever it would be helpful.

PUBLIC COMMENTS

Commissioner Roth opened the floor to members of the community. Earl Johnson thanked the commission for recognizing his son at a previous ANC meeting. Residents from 2351 Champlain discussed their current plight with developer Dennis Lee and asked for the ANC's help. Deputy Mayor Alfreda Davis came to apologize for the Mayor's failure to attend the Commission's quarterly forum in December. Katie Davis requested that the commission maintain a phone line for members of the community to contact them.

COMMITTEE REPORTS

ABC & Public Safety

Lt. Gottert provided a recent crime report and noted that even during the holidays, crime was down in the two PSA's covering Adams Morgan.

Commissioner Weaver moved the approval of a Voluntary Agreement with Timerhi. The motion was seconded and the Voluntary Agreement was discussed.

Commissioner Gibson moved to include the following language in the VA: “If, within two calendar years, an assault or equally serious crime occurs in, or directly related to, this establishment, ANC 1C will move immediately to seek the termination of the establishment's liquor license.” Gibson’s motion was seconded, discussed and approved by voice vote.

The Voluntary Agreement, as amended, was discussed and failed by roll call vote of 0-5-1:

YEA: none
NAY: Roth, Moretti, Broaddus, Gibson, Coudriet
ABSTAIN: Weaver

Commissioner Weaver requested assistance from fellow Commissioners on several upcoming protest hearings.

Planning Zoning and Transportation

Commissioner Broaddus reminded the audience that the PZT Committee meets the third Wednesday of each month at 8 p.m. at the Third District Police Headquarters.

Commissioner Broaddus offered a resolution in support of BZA Application No. 17111.

The resolution was seconded, discussed and approved by roll call vote of 6-0:

YEA: Roth, Weaver, Moretti, Broaddus, Gibson Coudriet
NAY: none

Resolution to Support Zoning Variances Requested by the 2412 Limited Partnership for “The Wilson Project” BZA Application No. 17111

WHEREAS, the 2412 Limited Partnership has filed applications with the District of Columbia Board of Zoning Adjustment (“BZA”) requesting variance from the R-5-B zoning restrictions on Lot Occupancy and Floor Area Ratio, and for a non-conforming structure; and

WHEREAS the proposed project would rehabilitate an existing two-story 94 year old residential building at 2412 17th St. NW and add a 2-story addition, for a renovated building 50 feet in height (plus a 9 foot roof structure) with 23 residential units and 5 parking spaces, bringing the building into compliance with modern codes for electricity, fire, and disabled access; and

WHEREAS, the existing building has a non-conforming Lot Occupancy of 65%, with 60% allowed under R-5-B, and any substantial renovation requires a variance; and

WHEREAS the proposed building requires an increase of the Lot Occupancy to 79% in order to modernize the building and improve livability with new external balconies, and larger units resulting from filling in existing light wells; and

WHEREAS the increased footprint of the units resulting from the addition of balconies and conversion of light wells to living space increases the Floor Area Ratio from 1.79 to 2.97, requiring a variance; and

WHEREAS the applicant has conducted extensive outreach to neighborhood organizations and adapted the project to suit the requests of Adams Morgan ANC1C and other groups; and

WHEREAS, ANC 1C believes that the variance applications fully satisfy all the standards as required by the Zoning Regulations;

NOW THEREFORE, ANC 1C supports BZA Application No. 17111.

Public Services

Commissioner Roth offered a resolution in support of a grant for the Fund for Kalorama Park. The resolution was seconded, discussed and approved by voice vote.

Resolution Approving \$1,000 Grant Application for the Fund for Kalorama Park

WHEREAS, the Fund for Kalorama Park has applied for a grant of \$1,000 from ANC 1C in order to support programs not funded by the DC Department of Parks and Recreation (DPR), and

WHEREAS, the Kalorama Park Recreation center provides much-needed programs outside the scope of the DPR budget, such as field trips to historically black colleges and universities, visits to entertainment parks outside of the Washington, DC area which are expensive and otherwise out of reach for many urban middle-low income children, etc., and

WHEREAS, the grant application will provide funds that benefit young people and residents of Adams Morgan and conforms to ANC 1C's grant guidelines, and

NOW, THEREFORE, BE IT RESOLVED, that ANC 1C approves \$1,000 in grant funding for the Fund for Kalorama Park in order to support Adams Morgan youth and residents through programs and activities not funded by the DC Department of Parks and Recreation.

Commissioner Roth offered a resolution to be conveyed to the Historic Preservation Review Board in support of plans for rear and side additions to 2040 Allen Place, NW, with certain preferences expressed as to window design and siding materials. The resolution was seconded and discussed. Commissioner Broaddus offered an amendment striking a Whereas clause and removing language from the Resolved clause to eliminate the proposed window design language. The amendment was seconded, discussed and approved by roll call vote of 4-2:

YEA: Weaver, Moretti, Broaddus, Coudriet

NAY: Roth, Gibson

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

YEA: Weaver, Moretti, Broaddus, Coudriet

NAY: Roth, Gibson

Resolution Supporting Plans for Historic Preservation at 2040 Allen Place, NW

WHEREAS, the DC Historic Preservation Review Board has informed ANC 1C of its intention to consider an application for conceptual design review on behalf of the owner of 2040 Allen Place NW, within the Kalorama Triangle Historic District, at the Board's January 2004 meeting, and

WHEREAS, the plans submitted by the owner include two options for a rear addition to the property, and

WHEREAS, ANC 1C approves in general of both options in terms of the overall footprint and roof lines, and

WHEREAS, ANC 1C prefers the lightness of the material, texture, and finish of the wood siding in the second option, as opposed to the stucco presented in the first option,

NOW THEREFORE BE IT RESOLVED, that ANC 1C recommends approval of the conceptual design plans for the rear addition at 2040 Allen Place NW, within the Kalorama Triangle Historic District, to the DC Historic Preservation Review Board with the following modification: ANC 1C urges the Board to approve only the use of wood siding (vs. the stucco in the first option) as presented in the second option.

NEW BUSINESS

Commissioner Broaddus offered a resolution in support of BZA Application No. 17095. The resolution was seconded and discussed. Commissioner Roth offered an amendment to the third Resolved clause to specify "110" parking spaces and to substitute "BZA vote" for "ANC vote". The amendment was seconded, discussed and approved by voice vote. Commissioner Coudriet then offered an amendment to the final Resolved clause to make the special exception "nonrenewable", which was seconded, discussed and failed by roll call vote of 2-4:

YEA: Gibson, Coudriet

NAY: Roth, Weaver, Moretti, Broaddus

The resolution, as amended, was then discussed and approved by roll call vote of 4 to 2:

YEA: Roth, Moretti, Broaddus, Gibson

NAY: Weaver, Coudriet

***Resolution in Support of Sun Service Inc. Application for a Zoning Special Exception
BZA Case No. 17095***

WHEREAS Sun Service Inc., a valet parking business, has applied for a Special Exception from the Reed-Cooke Zoning Overlay District in order to continue to use the building at 1701

Kalorama Rd., as a parking garage for the valet parking service they have operated in Adams Morgan since being granted a temporary permit in 2001; and

WHEREAS the property falls under the Reed-Cooke Zoning Overlay District, which requires a special exception for a parking garage; and

WHEREAS the proposed garage complies with applicable DC municipal code for accessory parking spaces; and

WHEREAS the proposed garage meets Reed-Cooke Overlay criteria for a special exception; and

WHEREAS the building at 1701 Kalorama Rd. may not meet insurance standards for a public parking facility, including use by anyone not employed by Sun Service Inc.; and

WHEREAS use of this building as a parking garage provides traffic congestion relief during peak business hours in Adams Morgan which benefits residents and businesses in the community;

NOW, THEREFORE BE IT RESOLVED that the Adams Morgan ANC supports BZA application # 17095 for a zoning special exception to allow Sun Service Inc. to continue to provide valet parking services; and

FURTHER RESOLVED that Sun Service Inc. agrees to be responsive and take actions to mitigate neighborhood concerns including but not limited to noise, operating vehicles in a safe and law-abiding manner, and participating in neighborhood transportation planning efforts which may affect the location of valet pick up and drop off points; and

FURTHER RESOLVED that Sun Service Inc. will continue to operate with the existing number of 110 parking spaces unless a capacity expansion is approved by BZA vote.

FURTHER RESOLVED that due to the significant number of residential and commercial projects currently under development within the two-block area of this property, the Adams Morgan ANC requests the BZA to grant this special exception for a period of two years, at which time it will expire and provide an opportunity to re-assess the use of this building as a parking garage.

COMMISSIONER ANNOUNCEMENTS

Commissioner Roth requested that the Commission come up with suggestions for forum topics for the upcoming March 15th forum, to be decided at the February 4th meeting, and suggested the possibility of focusing on the upcoming expiration of the Adams Morgan ABC license moratorium and whether it should be renewed.

ADJOURNMENT

Commissioner Moretti moved for adjournment. The motion was seconded and approved by voice vote.

The meeting adjourned at 10:30 p.m.