

ADVISORY NEIGHBORHOOD COMMISSION 1C

Adams Morgan

Minutes of June 2, 2004

A scheduled meeting of Advisory Neighborhood Commission 1C was held on Wednesday June 2, 2004 at the Third District Police Headquarters. ANC1C Chairman Alan Roth called the meeting to order at 7:15 p.m. Approximately 25 members of the public attended the meeting.

Attending were Commissioners Alan Roth (1C01), Nik Apostolides (1C02), Bryan Weaver (1C03), Mindy Moretti (1C04), Andy Miscuk (1C05), Andrea Broaddus (1C06), and Josh Gibson (1C07).

TREASURER'S REPORT

Commissioner Apostolides, treasurer, gave an update on the Commissions finances noting expenditures for the phone bill and the storage unit. ANC1C has an account balance of approximately \$60,000.

PUBLIC COMMENT

Commissioner Roth opened the floor to public comments. Ron Allen, owner The Brass Knob, complained about the street conditions around 17th/Kalorama/Champlain. Gabriela Mossi, Adams Morgan Main Street informed the public about Fete de la Musique on June 19.

COMMITTEE REPORTS

ABC& Public Safety

Lt. Gottert provided a crime update for PSA 303 (Adams Morgan) and mentioned that there had been two arrests in the early April crime "spree" and that crime was not up in Adams Morgan.

Commissioner Weaver offered a resolution to protest the substantial change application of Ghana Café. The motion was seconded and discussed. Commissioner Miscuk offered an amendment to the resolution to add proposed terms for a voluntary agreement and support of a stipulated license if agreement is reached. The amendment was seconded, discussed and approved by voice vote. The resolution, as amended was discussed and approved by voice vote.

**Resolution Protesting the Substantial Change of Liquor License for
Ghana Café at 2465 18th St., NW**

Whereas Ghana Café, 2465 18th St., NW, has applied for a substantial change to its ABC Liquor License that would permit the serving of food and alcohol on its sidewalk café, and

Whereas said establishment falls in the jurisdiction of the Adams Morgan ANC (1C);

Now Therefore Be It Resolved, ANC 1C will protest the substantial change of this license on the grounds of the adverse effect on peace, order, and quiet in the neighborhood, and

Be It Further Resolved that ANC1C seeks to come to a voluntary agreement with a goal of limiting seating in the sidewalk café to 30 people and limiting the hours to midnight Sunday through Thursday and 1 a.m. Friday and Saturday and if this agreement is reached, the ANC would support a stipulated license.

Planning Zoning & Transportation

Commissioner Broaddus provided a committee report that included a report on the outcomes of the Neighborhood Transportation Workshop.

Commissioner Gibson offered a resolution supporting BZA Case #17175. The resolution was seconded, discussed. Commissioner Broaddus introduced an amendment to redistribute the affordable housing the development. The amendment was seconded, discussed and approved by roll call vote:

YEA: Apostolides, Weaver, Moretti, Broaddus
NAY: Roth, Miscuk, Gibson

Commissioner Broaddus offered another amendment calling on the developer to pave the alley adjacent to the property. The amendment was not seconded.

Commissioner Roth offered an amendment to make the ANC's support contingent on the developer's agreement to support the inclusion in the BZA's Order of a construction, staging, parking and transportation plan. The amendment was seconded, discussed and approved by voice vote. The resolution, as amended was discussed and approved by roll call vote:

YEA: Roth, Apostolides, Weaver, Moretti, Miscuk, Broaddus, Gibson
NAY: None

RESOLUTION SUPPORTING BZA CASE 17175

WHEREAS, developer FCD Development and property owner Douglas Development have submitted application 17175 to the Board of Zoning Adjustment (BZA) seeking approval for a project located at 1701 Kalorama Road, NW (Square 2566, Lot 90); and

WHEREAS, FCD Development is seeking the following variances and special exceptions:

- A special exception from the roof structure requirements (411)
- A special exception to increase the building's height to fifty feet (1402.1)
- A variance from the lot occupancy requirements (772.1)
- A variance from the residential recreational space requirements (773.7)
- A variance from the side yard requirements (775.5 and 2001.3)
- A variance from the parking aisle width requirements (2117.5); and

NOW, THEREFORE, BE IT RESOLVED; that Advisory Neighborhood Commission 1C supports this application, including all of the variances and special exceptions listed above; and

FURTHER RESOLVED, that this support is contingent on FCD Development supporting the inclusion in the BZA's Order of and working with ANC 1C to develop a construction staging, parking, and transportation plan that minimizes the impact of their work on the community; and

FURTHER RESOLVED, that this support is contingent on FCD Development redistributing the affordable units to place four on the ground floor and three elsewhere; and

FURTHER RESOLVED, that this support is contingent on FCD Development participating (along with other affected developers) in meetings convened by ANC 1C to determine how best to allocate the affordable units mandated by the Reed Cooke Overlay (discussion points to include resident preference in distribution of units, ways to avoid flipping of properties while allowing residents to capture some equity when the property is sold, and potential partnerships with government and other organizations in distributing and monitoring the units.)

Commissioner Broaddus moved that the ANC support the application of Ms. Katherine Rigby to the BZA, Application #17190, for a variance from alley setback requirements and a special exception to construct an accessory garage at the rear of 1816 Belmont Rd., NW. The motion was seconded, discussed and approved by voice vote.

Public Services

Commissioner Apostolides offered a resolution in supporting HPRB approval of modifications to 1910 Belmont Road, NW. The resolution was seconded, discussed and approved by voice vote:

RESOLUTION SUPPORTING HPRB APPROVAL FOR MODIFICATION TO 1910 BELMONT ROAD NW

WHEREAS, the DC Historic Preservation Review Board (HPRB) has requested comments from Advisory Neighborhood Commission 1C concerning an application for conceptual design review for construction at 1910 Belmont Road NW within the Kalorama Triangle Historic District, and

WHEREAS, the application has been reviewed and approved for ANC 1C's approval by its Public Services Committee,

NOW THEREFORE BE IT RESOLVED, that ANC 1C recommends approval of the conceptual design plans for the front and rear of 1910 Belmont Road to the DC Historic Preservation Review Board, but also urges the applicant and HPRB to work cooperatively to enhance the landscaping of the front yard to the extent it would be economically and aesthetically feasible and historically appropriate.

Commissioner Miscuk noted that once again there is a proposal to bring an arts market to the grounds of Marie Reed, although there is nothing on the table at this point in time. The organizers will attend the next Public Services Committee meeting on June 28.

NEW BUSINESS

Commissioner Weaver offered a resolution to protest the change of license for the Pharmacy Bar from a C “R” restaurant to a C “T” Tavern. The resolution was seconded and discussed. Commissioner Miscuk offered an amendment to indicate the ANC would seek a voluntary agreement with the intention of supporting the application if agreement was reached. The amendment was seconded, discussed and failed on roll call vote:

YEA: Miscuk, Broaddus, Gibson
NAY: Roth, Apostolides, Weaver, Moretti

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

Resolution Protesting Reclassification of an ABC Liquor License for Pharmacy Bar at 2337 18th St., NW from a Class “C” Restaurant to Class “C” Tavern

Whereas, Pharmacy Bar 2337 18th St. NW, Washington, DC has filed an application to change its license class from Retailer’s Class “C” Restaurant to Retailer’s Class “C” Tavern,

Whereas, said address falls within the jurisdiction of ANC 1C, and

Now, therefore let it be resolved, that ANC 1C opposes this license reclassification on the grounds that it would adversely affect the peace, order, and quiet of the neighborhood, and

Furthermore let it be resolved, that ANC 1C reserves the right to re-examine this issue if a similar application is filed in the future.

Commissioner Roth offered a resolution regarding ongoing discussions and negotiations for 1822 Belmont Rd. The resolution was seconded, discussed and approved by roll call vote:

YEA: Roth, Apostolides, Moretti, Miscuk, Broaddus, Gibson
NAY: None
ABSTAIN: Weaver

Resolution Pertaining to 1822 Kalorama Rd., NW Development

WHEREAS, 1822 Kalorama LLC and Stuart Zuckerman, its Managing Member, the Kalorama Citizens Association (KCA), Councilmember Jim Graham, and Advisory Neighborhood Commission 1C (ANC 1C), have been engaged in ongoing and productive negotiations over the terms for construction at 1822 Kalorama Road, NW and the adjacent lot (Square 2553, Lots 830 and 831) and related withdrawal by KCA of its application for designation of those lots as a historic landmark, and

WHEREAS, ANC 1C has reviewed and discussed the most recent draft of a proposed agreement, and

WHEREAS, 1822 Kalorama LLC's ability to close on its planned purchase of these lots is contingent upon reaching a satisfactory agreement with the other parties above, and ANC 1C does not wish to hold up or endanger such closing in the event the current negotiations are successful in producing a final agreement,

NOW, THEREFORE, BE IT RESOLVED, that ANC 1C endorses the efforts of those parties to negotiate and conclude a final agreement and authorizes the Commissioner for Single Member District 1C01, in which the property in question is located, to conclude and sign such final agreement for ANC 1C based upon the principles embodied in the current draft, and to carry out the ANC's responsibilities under the final agreement on behalf of the ANC.

Commissioner Gibson offered a resolution in supporting bringing part of the PandaMania public art exhibit to Adams Morgan. The resolution was seconded, discussed and approved by roll call vote:

YEA: Roth, Apostolides, Weaver, Miscuk, Broaddus, Gibson

NAY: Moretti

Resolution Supporting Placement of a Panda Sculpture in Adams Morgan

WHEREAS, through its "Pandamania" project, the DC Commission on the Arts and Humanities (DCCA) has placed 150 decorated panda sculptures throughout the District of Columbia; and

WHEREAS, these sculptures draw considerable attention, with both regional, national, and international tourists attempting to see as many of the sculptures as possible; and

WHEREAS, no panda sculptures have been placed in Adams Morgan; and

WHEREAS, in the "Party Animal" project run previously by DCCA, two sculptures were placed in Adams Morgan; and

WHEREAS, efforts to develop a diverse economy in Adams Morgan, featuring a strong mix of retail and restaurant establishments, is contingent on attracting more daytime foot traffic to our community; and

WHEREAS, tourists are an important potential source of daytime foot traffic, and the "Pandamania" project is a key tourist draw;

NOW, THEREFORE, BE IT RESOLVED; that Advisory Neighborhood Commission 1C urges DCCA to locate, or re-locate, at least one panda sculpture in Adams Morgan; and

FURTHER RESOLVED, ANC 1C will communicate this request to DCCA, the Council of the District of Columbia, and the Mayor.

Commissioner Gibson made a motion that the July 19 Public Forum focus on transportation. The motion was seconded and approved by voice vote.

Commissioner Weaver began a discussion on the Capital Design construction on 18th St., NW. Currently, the developer has placed a crane in the alley behind the property without the proper permits. Commissioner Weaver made a motion that DDOT revoke the permits

for the cranes current location and move the crane to the southside of Dance Alley. The motion was seconded and discussed.

Commissioner Gibson offered an amendment to also request that DCRA issue an immediate stop work order until the matter is satisfactorily resolved. The amendment was seconded, discussed and approved by voice vote. The motion, as amended, was discussed and approved by roll call vote:

YEA: Roth, Apostolides, Weaver, Moretti, Miscuk, Broaddus, Gibson

NAY: None

ADJOURNMENT

Commissioner Gibson made a motion for adjournment. The motion was seconded and approved by voice vote. The meeting adjourned at 10:35 p.m.