



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 724-7098 • anc2e@dc.gov

September 6, 2018

Mr. H. Alan Brangman, Chairman, and Members of the Board
Old Georgetown Board
401 F Street NW, Suite 312
Washington, DC 20001

Dear Chairman Brangman and Members of the Board:

On September 5, 2018 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by seven commissioners, constituting a quorum. At this meeting the Commission adopted the following positions on matters scheduled for consideration by the Old Georgetown Board on September 6, 2018:

With regard to SMD 2E03 - OG 18-219 (HPA 18-403) 3251 Prospect Street, NW:

ANC 2E has no comment regarding the project.

With regard to SMD 2E03 - OG 18-289 (HPA 18-548) 3251 Prospect Street, NW:

ANC 2E notes that the alterations proposed by the applicant will barely be visible from public space and that the proposed addition will be in a courtyard surrounded by non-contributing structures that have no apparent architectural relationship to the historic district. That being the case, ANC 2E cannot identify any historic preservation-related concerns about the proposed project.

That being said, ANC 2E notes that the project has been met with universal opposition from residents of the square in which the project is located and that the applicant has apparently applied to the Old Georgetown Board for approval for its concept design in an effort to build momentum for an application now pending before the Alcoholic Beverage Regulation Administration. That being the case, ANC 2E respectfully requests that the Old Georgetown Board defers action on this application until it is clear that the project will move forward.

With regard to SMD 2E03 - OG 18-310 (HPA 18-575) 3255-3259 Prospect Street, NW:

ANC 2E is concerned about the height and mass of the revised penthouse. Otherwise, ANC 2E has no comment with respect to the revised concept design proposal.

COMMISSIONERS:

Ed Solomon, District 1 Joe Gibbons, District 2 Rick Murphy, District 3
Lisa Palmer, District 5 Jim Wilcox, District 6
Monica Roaché, District 7 Zac Schroepfer, District 8

With regard to SMD 2E05 - OG 18-125 (HPA 18-231) 3602 Prospect Street, NW:

ANC 2E notes that at the June 2018 ANC and Old Georgetown Board meetings, the applicant was directed to go to the Board of Zoning Adjustment before returning with plans as the plans require a zoning exception. Unfortunately, the applicant has not visited the Board of Zoning Adjustment and as such, the ANC does not have direction as to whether or not the plans will be acceptable from a zoning perspective.

ANC 2E also notes consistent neighbor objections to the addition. Neighbors note that while the proposed addition is smaller than previously requested, it will still extend significantly past the next door neighbors' homes. The ANC cannot support the plans as is and recommends that the applicant speaks to the Board of Zoning Adjustment prior to returning with new plans.

Furthermore, ANC 2E recommends that the applicant continues to work with neighbors to develop a plan with less impact on light and air for the neighbors to the east and west, noting that both next door neighbors are comfortable with an addition to the top of the home.

With regard to SMD 2E07 - OG 18-303 (HPA 18-568) 2525 P Street, NW:

ANC 2E objects to the rear third floor addition for the following reasons:

- The third floor addition will significantly change the shape of the existing structure and impact the appearance of the building and its symmetry.
- ANC 2E is concerned that the master bedroom window on the third floor will violate other property owners' rights to privacy.
- Neighbors have indicated that they will deny roof access due to security concerns.
- Neighbors were not notified of the proposed project.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Gibbons", with a long horizontal flourish extending to the right.

Joe Gibbons
Chair, ANC 2E