



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

January 31, 2017

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 January 30, 2017 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by eight commissioners, constituting a quorum. At this meeting the Commission adopted the following positions on matters scheduled for consideration by the Old Georgetown Board on February 2, 2017:

With regard to OG 17-060 (HPA 17-109) 3234 N Street, NW and OG 17-061 (HPA 17-110) 3234 N Street, NW:

ANC 2E recommends that the Old Georgetown Board deny this application on the grounds that the proposal would destroy the historic fabric of the house by changing the entryway and portico dramatically from what it has been for the last 106 years.

With regard to OG 17-095 (HPA 17-169) 3254 O Street, NW:

Whereas, the proposed addition to the existing garage would more than double the size of the structure, expanding the building's footprint and increasing the height of the building from approximately 8 feet on the south façade to approximately 20 feet at the peak,

Whereas, the proposed addition would incorporate a dwelling unit into a structure that was previously used only as a garage,

Whereas, none of the other structures that open onto this historic alley contain dwelling units,

Whereas, it is the policy of the Old Georgetown Board to discourage the construction of additions that even approach doubling the size of existing buildings regardless of what the zoning regulations may allow, and

Whereas, the introduction of a dwelling unit here would dramatically alter the historic character of this historic alley.

COMMISSIONERS:

Ed Solomon, District 1 Joe Gibbons, District 2 Rick Murphy, District 3
Mara Goldman, District 4 Lisa Palmer, District 5 Jim Wilcox, District 6
Monica Roaché, District 7 Zac Schroepfer, District 8

Therefore, ANC 2E respectfully recommends that the Old Georgetown Board should disapprove the application for 3254 O Street NW.

With regard to OG 17-043 (HPA 17-090) 1231 Potomac Street, NW:

ANC 2E approves the application as presented.

With regard to OG 16-385 (HPA 16-676) 3012 Q Street, NW:

ANC 2E commends the applicant for eliminating the rooftop addition that was previously proposed but we have continued to receive objections from adjacent neighbors regarding the windows on the south side of the property, asserting that smaller or more moderately-sized windows should be installed because it otherwise creates an intrusion on the privacy of adjacent neighbors and will also emit a great deal of additional light after dark. We recommend that the Old Georgetown Board take this concern into account.

With regard to OG 17-075 (HPA 17-145) 2724 Olive Street, NW:

ANC 2E objects to the proposed application, which states that it is to remove the existing sun-room and replace it with a deck. The current structure at this address already exceeds 60 percent of lot occupancy and the proposed deck would cover another 100 square feet of a relatively small backyard, and would provide only approximately a six-foot setback from the rear property line, instead of the 25-foot minimum that is appropriate. The property is in an area that has relatively small backyards, both on Olive Street and backing up to the property in question.

We have concerns about second floor decks generally, but this one in particular would be excessively obtrusive on nearby neighbors. We further object to the massing of the property if the deck were to be included, and we anticipate objecting to this proposed deck if there should be a Board of Zoning Adjustment proceeding down the road.

With regard to OG 17-077 (HPA 17-149) 2500 Q Street, NW:

ANC 2E is concerned with the addition of many poles and wires on neighborhood rooftops, and with application representatives not attending the ANC meeting to explain the colors and materials being used for this proposal, we are concerned about the additional antennas that the applicant is proposing to add in the neighborhood in addition to what is already present.

Respectfully submitted,

Joe Gibbons
Chair, ANC 2E