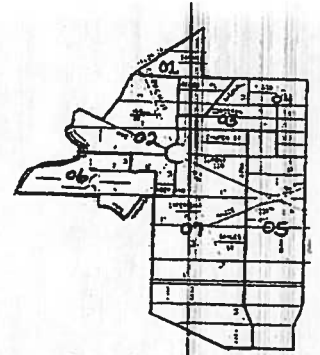




**DUPONT CIRCLE
 ADVISORY NEIGHBORHOOD COMMISSION 2B
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Letters

To: B. Mitchell, DCRA
 Re: 1634 19th Street

To: HPRB
 Re: Tabard Inn

To: BZA
 Re: 1750 Massachusetts Avenue

To: ABC
 Re: Dragonfly Restaurant and Bar

**Minutes Public Meeting Advisory Neighborhood Commission 2B
 January 14, 1998**

The meeting was opened by Chairman Kyle Pitsor at 7:30p.m. Commissioners Dehart, Jackson, King and Newton were present.

The minutes of the December 1997 meeting were unanimously adopted.

MOTION

Ms. Newton moved and Mr. King seconded that the slate of officers remain the same as the current. The motion passed unanimously.

Mr. Pitsor announced there will be a special election to fill the vacancy in SMD 02. He said the voting will take place at St. Thomas on February 11 between 7:00 and 8:30p.m. and the Commission will be appointing two people to monitor the election and count the votes. The winner will be announced at the February meeting of ANC 2B after the ballots are counted. Mr. Pitsor said there will be announcements of the election posted a week before the election in SMD 02.

Mr. Heller asked were the ANC obtained the list of names of the voters. Mr. Pitsor said the Board of Elections provides the list

COMMISSIONERS

SMD 01

SMD 02

SMD 03
 Francine Cary
 Vice Chair-Operations

SMD 04
 Donald Jackson
 Secretary

SMD 05
 Meredith De Hart
 Treasurer

SMD 06
 Marilyn Newton

SMD 07
 Kyle Pitsor
 Chair

and it is up the ANC to hold the election.

POLICE CRIME AND PUBLIC SAFETY REPORT

Lt. Kutniewski gave the crime statistics for the Third District and said that crime is consistently down in the Third District. Mr. King asked if there was a vice officer in the Third District to handle the problem of suburban youth coming into the District to purchase drugs. Lt. Kutniewski said all the PSAs have vice officers. He said the vice officer goes into Dupont Circle about twice a month. He said there are not a lot of drugs in Dupont Circle. Officer Zelenka said he is familiar with the people who consistently come into the area to buy drugs. Lt. Kutniewski said the dealers don't sell readily to persons they don't already know. Ms. Dehart said there was an assault on her block and the neighbors complained to her about police procedure in handling the incident. She said witnesses told the police they could identify the person, who could only be a short distance away, but the police insisted on only questioning the witnesses instead of actively pursuing the assailant at that moment. Lt. Kutniewski said the guidelines vary case by case and he would have to see the report on this incident.

Mr. Pitsor said he would like to have an off-line discussion about this particular case and asked Lt. Kutniewski to report at the next meeting about the handling of this particular case. Officer Kutniewski reported on the regulations concerning the riding of bicycles on sidewalks.

REPORT JACK EVANS OFFICE

Ms. June Hirsh gave the report of activities at Jack Evans office. She said that Mr. Evan's had sent a letter based on ANC 2B's concerning the moving of the fire ladder truck. Ms. Hirsch gave the audience the telephone number for constituent services in Mr. Evan's office.

OPEN FORUM/ANNOUNCEMENTS

Ms. Rose Strickland, the Director for the National Coalition Against Under Age Drinking and representative for the American Medical Association reported on two bills pending before the City Council which seek to prohibit the advertising of alcohol and tobacco in areas where children walk and play. Mr. Pitsor said the ANC will circulate the information provided and after reviewing it will look into the matter. Mr. Pitsor asked Ms. Hirsh if Jack Evans had taken a position on the bills. Ms. Hirsh said she didn't know, but would find out and report at the next meeting.

Mr. Jackson reminded the audience that the ANC would serve as a collection point for Giant and Safeway receipts which provide computers for the schools and forward them to schools serving the ANC.

ISSUES

1. Mr. Pitsor reported on the progress and status of the renovation of the Comfort Station at 20th and P Streets. He said the renovation would allow the building to be used as a community resource center with a public safety focus. Ms. Margie Young, a fundraiser for the project, said the necessary funds had been collected for the construction project and it would probably take six months to complete. She said that Clarke Construction would be doing the renovation and the grounds would be maintained by the Park Service. She said that Touch Tone pictures had contributed ten thousand dollars to the project.

2. Mr. Pitsor reported on the filming that took place in Dupont Circle. He said DCMAP, who Touch Tone films initially contacted ANC 2B and DCCA about the logistics of closing streets for filming. Mr. Pitsor said the City office for motion pictures coordinated the efforts. Mr. Pitsor said that Touch Tone contributed ten thousand dollars to DCMAP and ten thousand dollars to the renovation of the Comfort Station.

3. Mr. Jackson introduced Ms. Allison Prince of Wilkes, Artis, Hedrick and Lane to present a plans for zoning variance for parking in the rear of the Masonic Temple on 16th Street in an R-5-B zone. Ms. Prince said the proposed additional parking abuts the owners property and does not impinge on public space. She said the area would be secured at night. A resident complained about the shape of the garden area adjacent to the proposed spaces. A representative of the owner said the Temple is not responsible for the condition of the gardens. They simply donate the space to the neighbors. Mr. Pitsor clarified the location of the gardens in question and the proposed additional parking. Ms. Prince said the area proposed for the five parking spaces is unimproved space, it is not the garden proper. She said the areas on the sides of the spaces will be landscaped and the existing lighting will be more than adequate. Residents questioned the inclusion of bushes as part of the landscaping. Ms. Prince said the type of landscaping is negotiable. The issue was tabled for further discussion and consideration until the February 11 meeting of ANC 2B.

4. Mr. Pitsor introduced the presentation for a BZA Special Exception to build an office building in an SP-1 zone at 1750 Massachusetts Avenue; the lot is currently vacant. Mr. Pitsor said there is a BZA issue respective to the SP 1 zoning and potential use, and a HPRB application respective to the building itself and its requirements to meet the HPRB requirements. Ms. Prince first discussed the zoning issues. She said the proposed site is in the

central employment area. She said that no variances are required, however construction of a new office building in an SP zone requires public reviewed. She said the issues are the height and design when determining if the proposed structure is in harmony with the neighborhood and issues of parking. She said the building conforms with the regulations respective to the above and no variances are being sought.

Mr. Pitsor asked for a presentation of the building respective to both the appearance and the zoning issue. Mr. David Muse summarized the zoning features. The building is currently being used as a parking lot, it is in a SP 1 zone, the size of the lot is 13,000 square feet with the allowable ratio of building being 80% or 33,000 ft., height of 65 ft. (5 stories) with an additional 18 ft. for a mechanical penthouse on the top. He said the side yards will be 10'10" which is again within the guidelines of allowable space per zoning regulations. ~~He said the building will occupy 53%~~ of the lot and although they are only required to provide 15 parking spaces, they will be including 32. Residents expressed concerns about the design and parking situation of the front entrance and the delivery trucks which would be accessing the alley. Mr. Pitsor said the Dupont Circle Conservancy expressed concern about the design of the driveway, the amount of land the driveway could take up, and that the driveway would become actually a parking lot rather than a drop off zone. Mr. Pitsor asked if the front area that is paved for a drop off could be reduced so this would not happen. Mr. Muse said that point could be given consideration. Mr. Pitsor said there was also some concern about the appearance of the mechanical structure on the top of the building and how this structure might look next to the mansard roof on the adjacent building. Mr. Muse said he was more than willing to consider the design of the penthouse structure. Ms. Dehart said she is concerned about the potential traffic problems when large trucks navigate a ten foot wide alley. Mr. Muse said that this alley is already being used for service and trash removal from other buildings on the block. A resident asked if part of the development plan included repairing the surface of the alley. Ms. Prince said they could not go in and resurface the alley without the city's permission, but they would consider taking responsibility for the situation. Mr. Jackson asked what the occupancy might be. Ms. Prince said that depended on the use of the tenant. She said a figure that she had used was 300-400 square feet per employee, or a total of sixty employees. Mr. Pitsor said he had two motions concerning this issue.

MOTION

Mr. Pitsor moved and Ms. Newton seconded that ANC 2B does not oppose the special exception to allow construction of an office building in an SP-1 zone noting that construction would include alley repair as part of the construction. The motion passed unanimously.

Mr. Pitsor said that as the SMD commissioner for the location he

would want to work with the builder on issues of construction, such as hours of start, deliveries, access, and those kinds of considerations.

MOTION

Mr. Pitsor moved and Mr. Jackson seconded ANC 2B support the concept as presented with the understanding that consideration be given to reducing the paved area in front of the building and that no parking be permitted in this area, and that the mechanical penthouse design be reconsidered in respect to the roof treatment on adjoining buildings. Further, that the builder would make efforts to not remove the existing street trees in the front of the building as part of the curb cut and driveway changes in the front of the building. And that the final design would be presented to the ANC for approval. ~~The motion passed unanimously.~~

Mr. Muse said if it was possible to keep the existing trees in place that efforts would be made to do so.

5. Mr. and Ms. Cohen of the Tabard Inn, 1737-41 N Street asked the ANC to support their application for historical status for the Tabard. Ms. Andrea Lowry of Traceries Inc. and the representative for the Tabard Inn, presented the case for seeking the status of historical building. Ms. Lowry said the status would help in a variety of ways; the Tabard would benefit from the protection of the legal status, it would attract people who were interested in staying in historic structure because of its prestige, and make the Tabard eligible for certain federal tax benefits. Ms. Cohen said the Tabard had not yet filed to be on the National Register (for Historic buildings), as they were waiting for the support of the ANC.

MOTION

Mr. Pitsor moved and Mr. King seconded to support the application to designate the Tabard Inn, 1737-41 as a historic landmark as the property embodies significant architectural features under criteria "C" for designation. The motion passed unanimously.

6. Mr. Hilton, the applicant for Dragonfly - 1215 Connecticut Avenue, asked the ANC to support his application for a CT liquor license at the above address. Mr. Hilton said his corporation already has an establishment at 1212 18th Street and they wish additionally to open a restaurant bar in the vacant spot on Connecticut Avenue. He said they have the support of the landlord. Mr. Pampillonia the owner of a jewelry store next to the applicant's site asked the ANC not to support the application as the restaurants and bars in the immediate neighborhood were driving other retailers out. A resident asked why Mr. Hilton wanted a CT

instead of a CR license. Mr. Hilton said it is his understanding a CT is worth more on resale. Mr. Pampillonia said that another dispute about this application is that is too close to a church and the priest of St Matthew's Parish are also opposed to a bar restaurant going into this location. Mr. Pitsor read the regulations concerning the required distance from a church. Mr. Hilton said there are already other establishments serving liquor that are close to the church. Mr. Pitsor said there are criteria, an appropriateness and exemptions in the ABC regulations..

MOTION

Mr. Pitsor moved and Ms. Dehart seconded that ANC 2B bring to the attention of the ABC Board Provision 302.1 - which prohibits the issuance of a liquor license to a location within 400 ft. of a church and if that is the case then ANC 2B opposes the issuance of a CT liquor license for Dragonfly, - 1215 Connecticut Avenue on those grounds. Further, ANC 2B asks if the application is within the guidelines of the stated provision that the ABC Board ask the applicant to reapply for further discussion and not act on the current application.

OPEN FORUM

Mr. Pitsor introduced Ms. Debbie Hanrahan to speak on the proposed site of the new Convention Center. Mr. Pitsor said the Commission has already commented on the site proposed indicating that the Commission supports the construction of a new convention center on a site which would allow the convention center to be expanded as needed in the future. Further, that the Commission recommended the selection of the site be based on an evaluation of an independent economic analysis. Mr. Pitsor said the Commission didn't oppose the site as it did not have the information to base an independent analysis on and feels that is the requirement of the responsible agencies, who are reviewing this situation; such as the city council and the control board. Ms. Hanrahan said the problem is that information (the study) has not been released to the public. Mr. Pitsor said because an invitation had not been extended to the Washington Convention Center Authority to present their perspective on why the site is appropriate the ANC could not vote for or against the Mt. Vernon site. Mr. Pitsor said his comments are an expression of his view. He said if other commissioners had other views about taking a position they can express those views and that can be voted on. Mr. Pitsor said if the group wished to present their views the ANC would be happy to hear them. Ms. Norma Chapman introduced herself as a resident of Dupont Circle and said there are alternative sites that for a variety of reasons are more desirable and that a Convention Center in Shaw would be very disruptive to the immediate and extended community and also be finite in that there is no room to expand the facility at any time for any reason. She said information for the construction site has not been properly made available to the public for consideration.

Ms. Chapman said the concerned parties strongly recommend an alternate site on New York Avenue near Union Station because it would be cheaper, could be expanded as needed, and would not be disruptive to the surroundings. She said that some members of the council are opposed to the site at Shaw, but that it will take seven votes against to allow another site to be considered. Ms. Hanrahan said the current plan is another economic disaster for the city and will have a terrible impact on the surrounding area. She said the way the costs of building the Convention Center are structured that the citizens will end up paying for it including all the potential overruns. Ms. Hanrahan said she is hoping for support from the residents of the area to help keep this site from being used as its possibly the tip of the iceberg which will ultimately make inner city living impossible.

MOTION

Mr. King moved and Mr. Jackson seconded that between now and the February 11 meeting ANC would contact concerned parties to establish a date for a special town meeting to discuss the new convention center and after that meeting the ANC could take a position on the issues involved. The motion passed unanimously.

COMMISSIONER REPORTS

Ms. Newton reported the next ABC hearing on H.H. Leonards will be January 28 at 10:00a.m. and there will be a meeting at Ms. Newton's January 15 at 7:00p.m. to discuss the new Marriott, which will be constructed on P Street between 21st and 22nd Street.

Mr. Jackson reported the Dupont East Community Project, which works with homeless problems on 16th Street is in the process of incorporating and setting up a board so they will be able to do some fundraising. He said the Project did need recommendations from the community - from people who serve on the Board, especially business people.

Mr. King reported there was some construction on the roof of a building at 1634 19th Street. He said that he had discussed this with Dennis Brown the President of the Dupont Circle Conservancy and City Inspector Mitchell of DCRA. Subsequent to that the structure which had no permits was removed.

MOTION

Mr. King moved and Mr. Pitsor seconded that a letter of thanks be sent to Inspector Mitchell for his prompt attention to the matter. The motion passed unanimously.

Mr. Pitsor reported that an extension had been granted to the St. Matthews PUD. This requires St. Matthew's to file a building permit by April 1998 with construction to begin no later than April 1999. Given this the ANC can expect to hear from St. Matthew's.

OLD/NEW BUSINESS

Mr. Pitsor said he called about the fence in the rear of 1604 19th Street to investigate what permits might have been sought or granted for its construction from BZA and HPRB. He said he has not heard back on this matter yet.

Mr. Pitsor said the he called the Public Service Commission to find out how the public phone reappeared at P Street and Hopkins Place. The Public Service Commission has not yet responded.

Mr. Pitsor recommended and the commission approved that ANC 2B set its meeting dates for the second wednesday of each month through 1998. The next meeting will be February 11, at 7:30p.m. at St. Thomas.

The meeting was adjourned at 10:30p.m.

Respectfully submitted,

Donald Jackson, Secretary
ANC 2B, Dupont Circle