

Summary of community outreach by Advisory Neighborhood Commission 1C with respect to the proposal to rezone portions of Lanier Heights from R-5-B to R-4. Supporting documentation follows.

- October 8, 2014** – ANC1C receives a proposal to rezone portions of Lanier Heights from a group of 99 property owners in the affected area. The proposal is the product of two years of work by neighbors in Lanier Heights.
- October 8, 2014** – ANC1C receives a proposal against rezoning. Based on communications with the leaders of the group, it appears that it represents the views of 15 property owners in the affected area.
- October 10, 2014** – ANC1C posts a special message to the Adams Morgan Listserv (over 4,000 members) and to ANC1C's website notifying the community that these proposals have been received and that a process will be established shortly for community input to be received.
- October 20, 2014** – ANC1C notifies the leaders of both proposals by email of the ANC's process for seeking community input. The Commission will hold a Special Forum on November 18, 2014 where both sides will be given an opportunity to make their case, followed by comments from any interested members of the community. Then, the Commission will take the matter up for deliberation and voting at its regular monthly meeting on December 3, 2014. The leaders are encouraged to directly notify their respective supporters.
- October 23, 2014** – ANC1C posts a special message to the Adams Morgan Listserv (over 4,000 members) and to ANC1C's website notifying the community about the upcoming meetings.
- November 6, 2014** – ANC1C's weekly posting to the Adams Morgan Listserv (over 4,000 members) and to ANC1C's website include the schedules for the upcoming meetings.
- November 6, 2014** – ANC1C posts a special message to the Adams Morgan Listserv (over 4,000 members) and to ANC1C's website reminding the community about the upcoming meetings.
- November 13, 2014** – ANC1C's weekly posting to the Adams Morgan Listserv (over 4,000 members) and to ANC1C's website include the schedules for the upcoming meetings.
- November 13, 2014** – ANC1C's staff assistant hand delivers flyers to every accessible residence in the affected geography. Flyers are also posted on lamp posts in the affected geography.

November 18, 2014 – ANC1C holds its Special Forum. Over 100 members of the community attend. Both sides are given an opportunity to make their case, followed by comments from any interested members of the community. Only 8 individuals speak in opposition to the re-zoning.

November 19, 2014 – ANC1C's weekly posting to the Adams Morgan Listserv (over 4,000 members) and to ANC1C's website includes the schedule for the upcoming meeting on December 3, 2014.

November 28, 2014 – ANC1C's weekly posting to the Adams Morgan Listserv (over 4,000 members) and to ANC1C's website includes the schedule for the upcoming meeting on December 3, 2014.

December 3, 2014 – ANC1C holds its regular monthly meeting where it deliberates and votes on the proposal to rezone Lanier Heights. Only 2 individuals who had not previously spoken at the Special Forum speak in opposition to the re-zoning. ANC1C votes unanimously (7-0) to support the proposal to rezone the specified portions of Lanier Heights from R-5-B to R-4.

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WardOneDC	18	ANC1C has received two proposals concerning zoning in Lanier Heights. One of the proposals requests a change in zoning for the rowhouse portions of Lanier Heights from R-5-B to R-4. The other proposal requests no change in zoning in Lanier Heights. We have asked a representative of each proposal to attend the October 15th meeting of our Planning, Zoning, and Transportation Committee to give a brief presentation (not more than 5 minutes) of their respective proposals. The meeting will be held at 7 pm at the Kalorama Park Recreation Center, 1875 Columbia Road NW. We will not hold a general public discussion on the proposals at this Committee meeting. But we expect to establish a process shortly for receiving public comments and scheduling a vote on this matter, and we will post that information here and on the ANC1C website as soon as it becomes available. The proposals that have been submitted are available for review on our website:		SunTrust Plaza - CRITICAL UPDATE
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Subject: Special Forum for Lanier Heights Zoning

From: William Simpson (simpson_billy@yahoo.com)

To: dssuski@gmail.com; lanier_neighbor@gmail.com;

Cc: martis_davis@comcast.net; elhamanc@gmail.com; gabrielamossi@yahoo.com; bhartdc@gmail.com; tedguthrie3@gmail.com; WReynolds@dccouncil.us;

Date: Monday, October 20, 2014 8:36 PM

Denis, Ron,

Thank you again for attending last week's meeting of ANC1C's Planning, Zoning, and Transportation Committee and offering your statements favoring and opposing a zoning change in Lanier Heights. As promised, we have moved forward in further establishing ANC1C's process for this matter. We will hold two meetings to consider your requests:

The first meeting will be a Special Forum dedicated solely to the topic of Lanier Heights zoning. The meeting will be on **Tuesday, November 18th at 7:00 pm at the Festival Center, 1640 Columbia Road NW**. We will not vote on the substance of your positions on that night. In terms of the structure of the Special Forum, we will begin by having the group seeking the zoning change provide a 10 minute introduction of their objectives. We will then have the group opposing the zoning provide a 10 minute introduction of their objectives. We will then take comments and questions from residents. The goal will be to generally alternate between those who favor the proposed change, those who oppose the propose, and those who have other views. Depending on the attendance, we will likely need to limit comments to 2 or 3 minutes per person. After every 10 or so comments, we give aim to give each of you (or another representative of your respective groups) an opportunity to respond to any pertinent points and questions that have been raised. Commissioners will also be given an opportunity to ask questions or make comments.

The second meeting will be the regularly scheduled meeting of ANC1C on **Wednesday, December 3rd at 7:00 pm at Mary's Center, 2355 Ontario Road NW**. At this meeting, there will not be presentations, or a question and answer component (unless Commissioners have questions). However, we expect to again take public comments from those in attendance, likely limited to 2 minutes per person. The Commission then expects to deliberate and vote on the substance of your positions at this meeting on Wednesday, December 3rd.

For our part, we will post this schedule and process on our website and to the Adams Morgan Listserve, and we are also planning to post signs and do some flyer-ing. Meanwhile, we trust that you will also directly inform your respective supporters. In that connection, we ask that you please keep two things in mind. First, at the meetings, we plan only to take comments from residents of Adams Morgan. That is who we have been elected to represent and that is who we will want to hear from. Second, please ask your supporters to be models of civility as they participate in these meetings. We recognize that this is a challenging topic, and we welcome a robust sharing of viewpoints and feelings. But we won't accept personal attacks, interruption of other speakers, or other uncivil behavior.

We look forward to seeing you on November 18th and December 3rd.

Sincerely,
Billy Simpson
Chair, ANC1C

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37231 Lanier Heights Zoning – Schedule for ANC Meetings

[simpson_billy](#)

Oct 23, 2014

Neighbors,

As noted a couple of weeks ago, ANC1C has received two proposals concerning zoning in Lanier Heights. One of the proposals requests a change in zoning for the rowhouse portions of Lanier Heights from R-5-B to R-4. The other proposal requests no change in zoning in Lanier Heights. The proposals can be viewed on our website:

[anc1c.org](#)

ANC1C has now scheduled a Special Forum dedicated solely to this topic. The meeting will be on **Tuesday, November 18th at 7:00 pm at the Festival Center, 1640 Columbia Road NW**. We will not vote on the proposals that night. Rather, we will begin by having the group seeking the zoning change provide a 10 minute introduction of their objectives. We will then have the group opposing the zoning change provide a 10 minute introduction of their objectives. We will then take comments and questions from residents. The goal will be to generally alternate between those who favor the proposed change, those who oppose the proposed change, and those who have other views. Depending on the attendance, we will likely need to limit comments to 2 or 3 minutes per person. After every 10 or so comments, we will aim to give a representative of each group an opportunity to respond to any pertinent points and questions that have been raised. ANC1C's Commissioners will also be given an opportunity to ask questions or make comments.

ANC1C will then take the matter up again at its regularly scheduled meeting on **Wednesday, December 3rd at 7:00 pm at Mary's Center, 2355 Ontario Road NW**. At this meeting, there will not be presentations, or a question and answer component (unless Commissioners have questions). However, we expect to again take public comments from those in attendance, likely limited to 2 minutes per person. The Commission then expects to deliberate and vote on the substance of the proposals at this meeting on December 3rd.

We hope that everyone who is interested in this topic will join us for either or both of these meetings.

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37364 ANC1C - Upcoming Meetings

simpson_billy

Nov 6, 2014

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Neighbors,

Please find below agendas for ANC1C's Committee meetings in November. Please note that (i) there is a special meeting on November 13th concerning the modernization of Marie Reed Elementary School, (ii) there is a special forum on November 18th concerning Lanier Heights zoning, and (iii) our Public Services and the Environment Committee will not meet this month in light of the Thanksgiving holiday.

It is generally anticipated that any matters voted out of Committee in November will be scheduled for deliberation and voting by the full Commission at its meeting on Wednesday, December 3rd. Please note that the agendas are subject to change. For additional information on any of these items, please contact your Commissioner or check the ANC's website:

www.anc1c.org

ABC and Public Safety Committee

Wednesday, November 12, 7:00 PM

Kalorama Recreation Center, 1875 Columbia Road NW

PSA 303 Police Report. Officers from Police Service Area 303 will give their monthly update on crime and safety in Adams Morgan.

Public Comments / Announcements. Commissioners and members of the community will have an opportunity to make public comments or announcements.

Donburi Restaurant Alcohol License. The Committee may deliberate and vote concerning Donburi's application for a restaurant alcohol license.

Harris Teeter Hours of Wine and Beer Sales. The Committee may deliberate and vote concerning Harris Teeter's application to unilaterally amend their settlement agreement with ANC1C to allow for sales of wine

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From **simpson_billy**

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bia Public Schools and the Department of General
cheduled this initial community meeting concerning the
nization of Marie Reed Elementary School. Additional
e posted to the Listserv.

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Mar 20

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ber 18, 7:00 PM
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a special forum to consider a proposal to rezone the
rowhouse portions of Lanier Heights from R-5-B to R-4, and a proposal
against rezoning. Additional information will be posted to the Listserv.

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Planning, Zoning, and Transportation Committee

Wednesday, November 19, 7:00 PM

Kalorama Recreation Center, 1875 Columbia Road NW

Update on Hotel Construction. The developers of the Line DC Hotel are
planning to provide an update on their expected construction schedule.

Proposed Addition at 1852 Biltmore Street NW. The Committee may
deliberate and vote concerning a proposed addition at this location in the
Kalorama Triangle Historic District.

Proposed Addition at 2719 Ontario Road NW. The Committee may
deliberate and vote concerning requests for (i) a variance to allow 74.35%
lot occupancy rather than 60% lot occupancy, (ii) a variance to allow a floor
area ratio of 2.32 rather than 1.8, and (iii) a special exception to allow a
non-conforming court, in connection with a proposed addition at this
location.

Proposed Valet Parking at Grill from Ipanema. The Committee may
deliberate and vote concerning a proposed valet parking operation at Grill
from Ipanema.

Public Services and the Environment Committee

No meeting this month.

Advisory Neighborhood Commission 1C

Wednesday, December 3, 7:00 PM

Mary's Center, 2355 Ontario Road NW

Minutes. The Commission expects to adopt the minutes of its regular
monthly meetings that took place on October 1, 2014 and November 5,
2014.

Lanier Heights Zoning. The Commission will deliberate and vote
concerning a proposal to rezone the rowhouse portions of Lanier Heights
from R-5-B to R-4, and a proposal against rezoning.

Proposed Redesign of the Plaza at Kalorama Park. The Commission will
deliberate and vote concerning possible redesigns of the plaza at Kalorama
Park that have been proposed by the Department of Parks and Recreation
and the Department of General Services. Additional information will be
posted to the Listserv.

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Restricted Group, 4055 members

37366 Lanier Height Zoning - Schedule for ANC Meetings

simpson_billy

Nov 6, 2014

Neighbors.

As noted previously, ANC1C has received two proposals concerning zoning in Lanier Heights. One of the proposals requests a change in zoning for the rowhouse portions of Lanier Heights from R-5-B to R-4. The other proposal requests no change in zoning in Lanier Heights. The proposals can be viewed on our website:

anc1c.org

ANC1C has scheduled a Special Forum dedicated solely to this topic. The meeting will be on **Tuesday, November 18th at 7:00 pm at the Festival Center, 1640 Columbia Road NW**. We will not vote on the proposals that night. Rather, we will begin by having the group seeking the zoning change provide a 10 minute introduction of their objectives. We will then have the group opposing the zoning change provide a 10 minute introduction of their objectives. We will then take comments and questions from residents. The goal will be to generally alternate between those who favor the proposed change, those who oppose the proposed change, and those who have other views. Depending on the attendance, we will likely need to limit comments to 2 or 3 minutes per person. After every 10 or so comments, we will aim to give a representative of each group an opportunity to respond to any pertinent points and questions that have been raised. ANC1C's Commissioners will also be given an opportunity to ask questions or make comments.

ANC1C will then take the matter up again at its regularly scheduled meeting on **Wednesday, December 3rd at 7:00 pm at Mary's Center, 2355 Ontario Road NW**. At this meeting, there will not be presentations, or a question and answer component (unless Commissioners have questions). However, we expect to again take public comments from those in attendance, likely limited to 2 minutes per person. The Commission then expects to deliberate and vote on the substance of the proposals at this meeting on December 3rd.

We hope that everyone who is interested in this topic will join us for either or both of these meetings.

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SunTrust Plaza - CRITICAL UPDATE

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Advisory Neighborhood Commission 1C

www.anc1c.org

Representing Adams Morgan

PUBLIC MEETINGS NOTICE

Lanier Heights Zoning

Special Forum to Discuss Proposed Zoning Change:

Tuesday, Nov. 18 7pm - 10pm

Festival Center- 1640 Columbia Rd NW

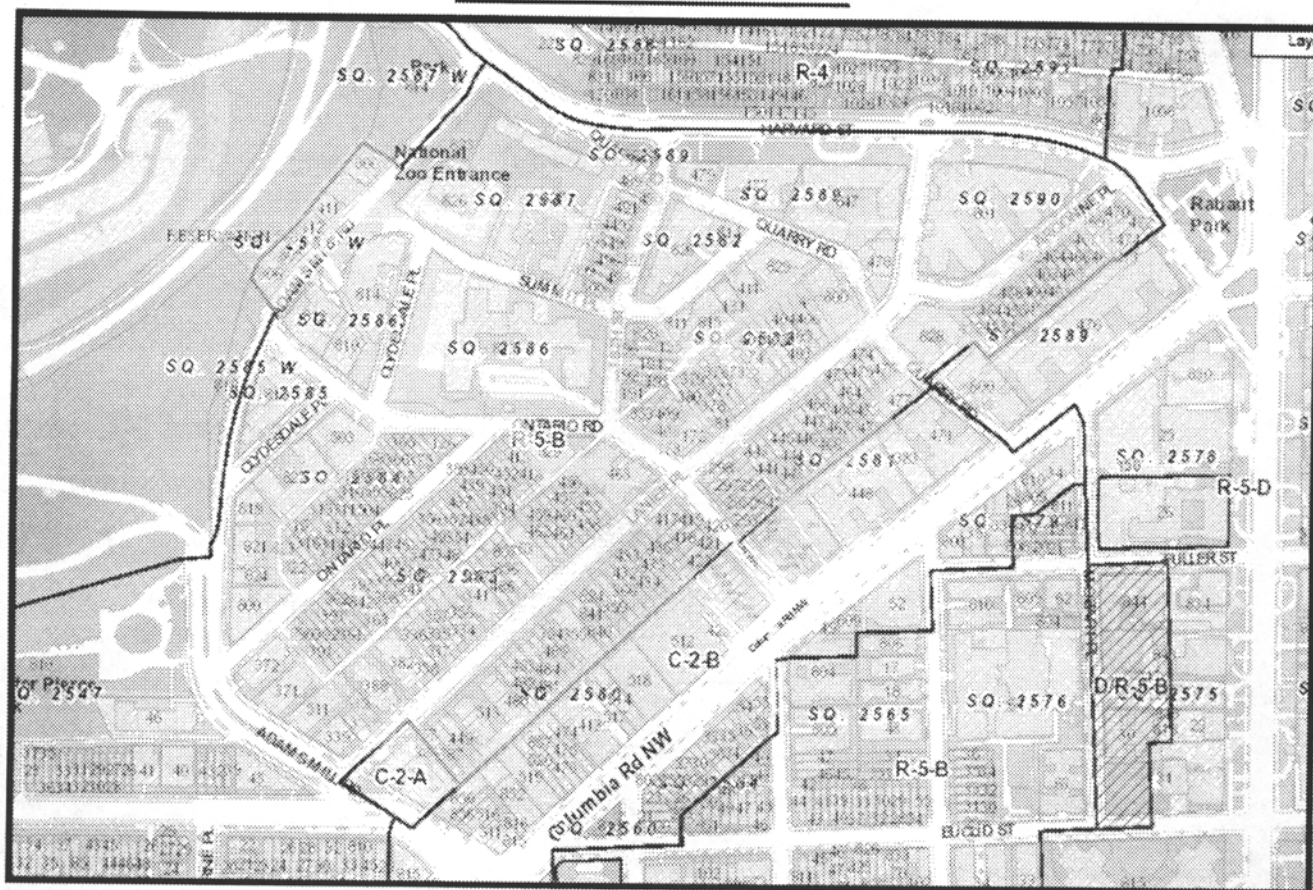
ANC will **VOTE** on this proposal on

Wednesday, Dec. 3rd at 7pm

Mary's Center- 2355 Ontario Rd NW

*Proposal materials and procedural information are posted on the ANC's website: www.anc1c.org

****Property Owners** – A proposal has been put forth to change the zoning of Lanier Heights. See reverse side for a map of affected properties and for current vs. proposed zoning information.



Zone	Max. Lot Occupancy	Height Limit	Max. Stories	Rear yard minimum	Maximum Units
R-5-B (current)	60%	50 ft.	No limit	15 feet	No limit
R-4 (proposed)	60%	40 ft.	3 stories	20 feet	2

****For more information about each zone, please visit the Office of Zoning's website: <http://dcoz.dc.gov/info/districts.shtm>**

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Restricted Group, 4055 members

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37434 ANC1C - Matters Addressed - Upcoming Meetings

[simpson_billy](#)

Nov 13, 2014

Neighbors,

Please find below a summary of the matters that were addressed at last night's meeting of ANC1C's ABC and Public Safety Committee. Please also find below agendas for the ANC's remaining Committee meeting in November. Please note again that (i) there is a special meeting tonight, November 13th, concerning the modernization of Marie Reed Elementary School, (ii) there is a special forum on November 18th concerning Lanier Heights zoning, and (iii) our Public Services and the Environment Committee will not meet this month in light of the Thanksgiving holiday.

It is generally anticipated that any other matters voted out of Committee in November will be scheduled for deliberation and voting by the full Commission at its meeting on Wednesday, December 3rd. Please note that the agendas are subject to change. For additional information on any of these items, please contact your Commissioner or check the ANC's website:

www.anc1c.org

ABC and Public Safety Committee Wednesday, November 12, 7:00 PM -- Matters Addressed

PSA 303 Police Report. Officers from Police Service Area 303 gave their monthly update on crime and safety in Adams Morgan.

Donburi Restaurant Alcohol License. The Committee voted 2-0 to include this matter on the agenda without the typical two weeks' advance notice on the basis that not doing so would be adverse to the community. The Committee then voted 2-0 to recommend that the Commission pursue a settlement agreement with Donburi in connection with their application for a restaurant alcohol license.

Special Meeting for Marie Reed Modernization Thursday, November 13, 6:00 PM

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From **simpson_billy**

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Proposed Addition at 2719 Ontario Road NW. The Committee may
deliberate and vote concerning requests for (i) a variance to allow 74.35%
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non-conforming court, in connection with a proposed addition at this
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Proposed Valet Parking at Grill from Ipanema. The Committee may
deliberate and vote concerning a proposed valet parking operation at Grill
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Public Services and the Environment Committee
No meeting this month.

Advisory Neighborhood Commission 1C
Wednesday, December 3, 7:00 PM
Mary's Center, 2355 Ontario Road NW

Minutes. The Commission expects to adopt the minutes of its regular
monthly meetings that took place on October 1, 2014 and November 5,
2014.

Donburi Restaurant Alcohol License. The Commission may deliberate and
vote concerning the ABC and Public Safety Committee's recommendation
that the Commission pursue a settlement agreement with Donburi in
connection with their application for a restaurant alcohol license.

Harris Teeter Hours of Wine and Beer Sales. The Commission may
deliberate and vote concerning Harris Teeter's application to unilaterally
amend their settlement agreement with ANC1C to allow for sales of wine
and beer to continue until midnight rather than ending at 10 pm.

Extended Hours for New Year's Eve. The Commission may deliberate and
vote concerning waiving closing hours limitations in its settlement
agreements with alcohol serving establishments in Adams Morgan to allow
such establishments to apply for extended hours on New Year's Eve if they
so desire.

Community Impact Letter. The Commission may deliberate and vote on a
request to submit a community impact letter asking that a stay-away order
be issued with respect to George Pridgen.

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Please note: In addition to the text and vote counts of the official actions taken by the Commission, these minutes may contain summaries of comments that were made and discussions that took place at the meeting. Such summaries are not intended to be a verbatim account of the meeting.

**Advisory Neighborhood Commission 1C
Adams Morgan
Minutes of Special Meeting on Lanier Heights Zoning
November 18, 2014**

The special meeting to hear from neighbors about the proposed rezoning of Lanier Heights was called to order by Chair Simpson. Commissioners Reynolds, Simpson, Dehbozorgi, Guthrie, Davis and Mossi were present, together with approximately 100 members of the public.

Commissioner Simpson made several clarifications to the information on the flyers that announced the meeting. The R5B zone currently in place has a 50 foot height limit. The proposed R4 zone generally has a 2 unit limit on row houses, but also allows one unit for every 900 square feet of space on the property. The Office of Planning is suggesting that the 900 square feet limit be tightened.

On behalf of the neighbors supporting a zone change, Dennis Susky gave opening remarks. He noted that the proposal would reduce the height limit from 50 to 40 feet, with a 3 story limit, 15-20 foot rear yard minimums, and limit the number of units. It would have no effect upon apartment and multi-unit buildings currently in existence. He said that the proposal had the support of 100 properties in the neighborhood.

On behalf of the opponents, Ron Baker pointed out that R4 doesn't limit the number of units to two, one third of the properties covered would be capable of having 3 or 4 units. He said that it would be prudent to wait and see that the city will do with R4 zones before agreeing to the change. He also said that height limits are calculated differently in R4 than R5B zones. Because of the different standards for where you begin to measure height, it's technically possible for builders in R4 to be higher than in R5B. He also noted that downzoning will not solve the neighborhood parking problems. He concluded that the proposed downzoning would not achieve the benefits sought by the proponents of the change.

Bob Lange, Ontario Place owner for 20 years, said he was against pop ups or adding units to row houses. He expressed concerns about foundations and party walls and concern that a pop up next door would diminish the value of his property.

Jackie Greenbaum, Ontario road owner. Her property was a 4 unit building when she bought it, then converted it to her home with a basement apartment. She agrees that there's a problem, but there must be another solution.

Doug Kingsbury, Ontario Place owner. Supports either the current R4 or the new version or a conservation district. He pointed out that noise is a factor. More units means more noise. Adams Morgan is one of the 10 best neighborhoods and row houses are part of the fabric of the neighborhood that makes it so attractive.

Robert Corcoran, Ontario Place resident for 38 years. He said that zoning change wouldn't answer the question; the front of a building could still be 5 stories. Non-conforming lots (based on width) don't favor pop ups.

Karen Smith, Lanier Place resident. A recent project with a solid cinder block wall has completely destroyed the ambiance of her property. She supports continuing row houses in their current configuration.

Keith Parsons, Lanier Place resident. He opposes the proposal because of the housing crisis. The proposed restrictions only exacerbate that problem. Development brings in more people (and is a good thing).

Tom Swegle, lives on Lanier across from firehouse. He strongly supports both R4s. The appeal of the neighborhood comes from the light and air. He pointed out how the 50' wall behind 1726 Lanier destroys light and air. The group that presented the proposal for change considered a number of options and concluded that this is the best to solve the problem.

Nick Makris, Lanier owner. He said that he's not in favor of the requested change. He pointed out that R4 in other neighborhoods has produced carriage houses as second house instead of condos. He feels that we have no right to control our neighbors' yards.

Ron Baker. He expressed concern about some lots not even being entitled to 2 units if the 900 sq feet per unit rule is changed. He also pointed out that Lanier Heights isn't uniform throughout the neighborhood.

Dennis Susky responded that you still get 2 units regardless of whether the 900 sq ft limit per unit is retained in the regulations.

Bob Corcoran explained a chart he'd brought showing the number of floors allowed under R4 vs. under R5B.

Jessica Beal, Lanier owner. She asked whether we're using the wrong tool? The problems are pop ups and pop backs that are imposing on others.

Bonnie Roberts, Lanier owner. She noted that this is an architecturally magnificent neighborhood with a variety of housing. We're getting many new condos. What we may not have enough of is housing for families. She also told about a neighbor's house that started to cave in due to construction of an adjacent nine unit building.

Chris Otten, Adams Morgan resident. He said that he's against the change and that, thanks to changes in the height act allowing 20 ft penthouses in R5B we should all be putting penthouses up. (The secretary notes that Mr. Otten appeared to be speaking with his tongue firmly in his cheek).

Nancy Huvendick said that she likes a diversity of people and for that we need a diversity of housing options, both apartments and houses. She also noted that single family houses tended to lead to more stability in a neighborhood.

Paul Eddy noted that he was able to raise his family in their row house, walk to their jobs and send their kids to local schools. We need a stock of housing with enough room for families.

Alex Dodds, lives in a pop up. She asked people not to hate her for living in a pop up. She noted that she was able to live in the neighborhood with a child because an apartment was available and that they're an important part of the neighborhood.

Hilda Gure, lives on Lanier. You can look at popups and say "something doesn't belong!" She supports the R4 designation. We need to see the sky and feel the sun. She also noted that some pop ups are blocking solar panels.

Jese Pampin, lived on Ashbury for 40 years. Noted that light needs to be preserved in back yards for gardens.

Meg Staines, lived on Lanier for 17 years. She said that she supports either R4 alternative. She said she's a diversity supporter and noted that some developers don't even leave room for trash cans or sufficient parking spaces for residents.

Suzanne Allan, Lanier resident and urban planner. She noted that pop ups and condos do not provide affordable housing, what helps are English basement apartments.

Chris <no last name given>, Lanier resident. Said he lives in a pop-up and didn't feel welcome when he moved in. It's unrealistic to think we'll be solving macro problems and we should consider some compromise.

Brian Reck said he supports either R4 version. Questioned whether this provides any solution to the parking problems.

Sandra Decker, Lanier resident. She said that she bought because of the beauty of the neighborhood and its mix. What's in danger is the single family homes. She supports R4 and notes that we also need regulations to avoid 50' walls.

Sam Raskin, 45 year Lanier resident. Noted the loss of families due to conversions and that we have beautifully restored HDCooke that needs families to provide students for the school.

Elizabeth Makris, owns a home on Lanier. She said that the proposal conflicts with homeowner rights and that it's rare for families to be able to afford homes worth a million dollars.

Toby Olowofoyeki, Lanier owner. He said he has 2 kids and their friends have all moved away. We need more people with kids in the neighborhood. And for that we need houses for families.

Stephanie Schwartz, resident of 18th & Harvard. She supports R4 zoning. She said that a developer bought the home next to hers and that she's suffered damage to her property and to a large tree.

Joan Mooney, resident of the Lambert since 1987. She said that she'd enjoyed 3 hours of sunlight a day until 1793 Lanier was built. Now she looks at a 40' cinder block wall. Nothing will grow, so she has no plants. She no longer enjoys her home as a result of the pop up next door.

Susan Leighton, lived on Lanier Place for 40 years. She chose to live in Adams Morgan for its diversity. She wants to retain family housing in the neighborhood.

Cy Behroozi concurs with the need for housing for families.

Alan Gambrell, Adams Morgan resident for 11 years. R5B has not protected homeowners' property rights. Porches have been blocked, common walls endangered and increased noise has resulted from development. Favors R4 zoning.

Roy Morter, lives on 18th. He noted that there had been damage to his property from building next door.

Richard Ehrenberg lived on Argonne Place 10 years. What's being built are not "proper houses". Developers are doing things in ways that lead to opposition.

Pat Brian, lives on Ontario Place. He pointed out that when he rebuilt his deck he had to get written permission from his neighbors for the fence.

Cathy Gilly, lived on Ontario for 30 years. She supports restrictions by zoning, pointing out that units in pop ups are not affordable.

Aida <last name not given> We are experiencing a phenomenon that needs to be stopped. We should be able to enjoy our backyards.

Lauren <last name not given> lives at 17th & Lanier. Just moved in and so excited to be a neighbor in a place that people love.

Chair Simpson thanked the members of the community for engaging in such a respectful and constructive manner. The public was reminded that the Commission would deliberate and vote on the rezoning proposal at its regularly scheduled meeting on Wednesday, December 3rd.

The meeting was adjourned at 9:15pm.

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From **simpson_billy**ANC1C - Matters Addressed
Upcoming MeetingsANC1C - Matters Addressed
Upcoming MeetingsSunTrust Plaza - CRITICAL
UPDATE

37512 ANC1C - Matters Addressed - Upcoming Meetings

simpson_billy

Nov 19, 2014

Neighbors,

Please find below a summary of the matters that were addressed at tonight's meeting of ANC1C's Planning, Zoning, and Transportation Committee. Please note that our Public Services and the Environment Committee will not meet this month in light of the holiday. Please also find below the agenda for the ANC's next meeting on Wednesday, December 3rd. Please note that the agenda is subject to change. For additional information on any of these items, please contact your Commissioner or check the ANC's website:

www.anc1c.org

Planning, Zoning, and Transportation Committee

Wednesday, November 19, 7:00 PM – Matters Addressed

Update on Hotel Construction. The developers of the Line DC Hotel provided an update on their expected construction schedule. They indicated that work is expected to begin within the next two months.

Proposed Addition at 1852 Biltmore Street NW. The Committee voted 3-0 to have this matter placed on the Commission's December 3rd agenda without a recommendation.

Proposed Addition at 2719 Ontario Road NW. The Committee voted 2-0-1 to have this matter placed on the Commission's December 3rd agenda without a recommendation.

Proposed Valet Parking at Grill from Ipanema. The Committee voted 3-0 to recommend that the Commission oppose a proposed valet parking operation at Grill from Ipanema.

Public Services and the Environment Committee

No meeting this month.

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From **simpson_billy**

All

the ABC and Public Safety Committee's recommendation
 sion pursue a settlement agreement with Donburi
 heir application for a restaurant alcohol license.

ANC1C - Matters Addressed -
 Upcoming Meetings

Mar 20

rs of Wine and Beer Sales. The Commission will
 ste concerning Harris Teeter's application to unilaterally
 ement agreement with ANC1C to allow for sales of wine
 nue until midnight rather than ending at 10 pm.

ANC1C - Matters Addressed -
 Upcoming Meetings

Mar 13

SunTrust Plaza - CRITICAL
 UPDATE

Mar 07

for New Year's Eve. The Commission will deliberate and
 waiving closing hours limitations in its settlement
 alcohol serving establishments in Adams Morgan to allow
 such establishments to apply for extended hours on New Year's Eve if they
 so desire.

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Proposed Legislation on Concealed Weapons. The Commission will
 deliberate and vote concerning the proposed License to Carry a Pistol
 Amendment Act of 2014. In particular, the Commission will deliberate and
 vote concerning a request that the law allow business establishments to
 operate on the presumption that concealed weapons are not permitted
 within the establishment unless consent has been explicitly granted.

Proposed Legislation on Pedestrian and Cyclist Safety. The Commission
 will deliberate and vote concerning the proposed Bicycle and Motor Vehicle
 Collision Recovery Amendment Act of 2014.

Proposed Addition at 1852 Biltmore Street NW. The Commission will
 deliberate and vote concerning a proposed addition at this location in the
 Kalorama Triangle Historic District.

Proposed Addition at 2719 Ontario Road NW. The Commission will
 deliberate and vote concerning requests for (i) a variance to allow 74.35%
 lot occupancy rather than 60% lot occupancy, (ii) a variance to allow a floor
 area ratio of 2.32 rather than 1.8, and (iii) a special exception to allow a
 non-conforming court, in connection with a proposed addition at this
 location.

Proposed Valet Parking at Grill from Ipanema. The Commission will
 deliberate and vote concerning the Planning, Zoning, and Transportation
 Committee's recommendation that the Commission oppose a proposed
 valet parking operation at Grill from Ipanema.

Lanier Heights Zoning. The Commission will deliberate and vote
 concerning a proposal to rezone the rowhouse portions of Lanier Heights
 from R-5-B to R-4, and a proposal against rezoning.

Proposed Redesign of the Plaza at Kalorama Park. The Commission will
 deliberate and vote concerning possible redesigns of the plaza at Kalorama
 Park that have been proposed by the Department of Parks and Recreation
 and the Department of General Services.

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For the Adams Morgan Commu

Restricted Group, 4055 members

37567 ANC1C - Upcoming Meeting

simpson_billy

Nov 28, 2014

Neighbors,

Please find below an updated agenda for the ANC's next meeting on Wednesday, December 3rd. Please note that the agenda is subject to change. For additional information on any of these items, please contact your Commissioner or check the ANC's website:

www.anc1c.org

Advisory Neighborhood Commission 1C

Wednesday, December 3, 7:00 PM

Mary's Center, 2355 Ontario Road NW

Minutes. The Commission expects to adopt the minutes of its regular monthly meetings that took place on October 1, 2014 and November 5, 2014.

Quarterly Report. The Commission expects to adopt its financial report for the fourth quarter of the 2014 fiscal year.

Extended Hours for New Year's Eve. The Commission will deliberate and vote concerning waiving closing hours limitations in its settlement agreements with alcohol serving establishments in Adams Morgan to allow such establishments to apply for extended hours on New Year's Eve if they so desire.

Donburi Restaurant Alcohol License. The Commission will deliberate and vote concerning the ABC and Public Safety Committee's recommendation that the Commission pursue a settlement agreement with Donburi in connection with their application for a restaurant alcohol license.

Harris Teeter Hours of Wine and Beer Sales. The Commission will deliberate and vote concerning Harris Teeter's application to unilaterally amend their settlement agreement with ANC1C to allow for sales of wine and beer to continue until midnight rather than ending at 10 pm.

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From simpson_billy

ANC1C - Matters Addressed
Upcoming Meetings

ANC1C - Matters Addressed
Upcoming Meetings

SunTrust Plaza - CRITICAL
UPDATE

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All

proposal to rezone the rowhouse portions of Lanier Heights 4, and a proposal against rezoning.

ANC1C - Matters Addressed - Upcoming Meetings

Mar 20

[ign of the Plaza at Kalorama Park](#). The Commission will vote concerning possible redesigns of the plaza at Kalorama Park proposed by the Department of Parks and Recreation and the Department of General Services.

ANC1C - Matters Addressed - Upcoming Meetings

Mar 13

[Stadium](#). The Commission may deliberate and vote on a proposal for a new soccer stadium in southwest DC. The Commission may also vote on a proposal that the DC Council support Mayor-elect Bowser's proposal that the DC Council support the proposed sale of the Reeves Center from the Department of General Services.

SunTrust Plaza - CRITICAL UPDATE

Mar 07

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Fwd:

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DDOT Traffic Advisory

Maria Jose Abad

Re: Spanish Translation

Williams, Kim (OP)

RE: Scottish Rite procedure

denis james

FW: El Nuevo Migue

Pols Cynthia

Re: Follow-Up Email

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Please note: In addition to the text and vote counts of the official actions taken by the Commission, these minutes may contain summaries of comments that were made and discussions that took place at the meeting. Such summaries are not intended to be a verbatim account of the meeting.

**Advisory Neighborhood Commission 1C
Adams Morgan
Minutes of December 3, 2014**

I. Call to Order and Introduction of Commissioners

A regularly scheduled meeting of Advisory Neighborhood Commission 1C was held on December 3, 2014 at Mary's Center. Chair Simpson called the meeting to order at 7:00 pm. Over 60 members of the public attended. In attendance were Commissioners Brian Hart (1C01), Martis Davis (1C02), Ted Guthrie (1C03), Gabriela Mossi (1C04), Elham Dehbozorgi (1C05), Billy Simpson (1C06), and Wilson Reynolds (1C07).

II. Officers' Reports

a. Chair's Report

Chair Simpson had nothing to report.

b. Secretary's Report

Secretary Guthrie moved to approve the minutes for the October 1, 2014 ANC1C meeting and the November 5, 2014 meeting. Commissioner Davis seconded the motion which passed by a unanimous vote of 5 to 0. (Commissioners Mossi and Hart had not yet arrived.)

c. Treasurer's Report

Chair Simpson made a procedural motion to include in the agenda the ANC1C financial report for the fourth quarter of 2014 without the typical two-week advance notice on the grounds that it would be adverse to the community not to do so. Commissioner Dehbozorgi seconded the procedural motion that then passed by a vote 5 to 0.

Treasurer Dehbozorgi gave an overview of the fourth quarter financial report and made a motion for its adoption. Commissioner Davis seconded the motion that passed unanimously by a vote of 6 to 0. (Commissioner Hart had arrived).

Chair Simpson acknowledged several Commissioners-elect who were in attendance at the meeting: Alan Gambrell (1C05), Hector Huevo (1C02), and Samantha Hicks (1C01).

III. Commissioner Announcements/Comments

- Commissioner Davis announced that there would be an all day meeting for Envision Adams Morgan on January 24 at Mary's Center that will be open to all of Adams Morgan.
- Commissioner Guthrie noted that this would be the last ANC 1C meeting with some Commissioners who are not returning in January and he wanted to publicly acknowledge how much he enjoyed working with those Commissioners.
- Chair Simpson acknowledged Brianne Nadeau, Councilmember-elect for Ward 1, who was in the audience. She said she was happy to have the opportunity to listen to the concerns of the community.

Commissioner Guthrie said he would support the application based on the assurance of the restaurant owner and the valet parking operator that cars will not be parked illegally. He added that ANC will be in touch if the Commissioners hear complaints.

Commissioner Reynolds said that the ANC originally opposed renewal of valet operations until the reconstruction of 18th Street was completed. He said there is always the question of whether valet parking increases or decreases the traffic volume.

Chair Simpson moved to send a letter to the Public Space Committee stating that ANC 1C does not oppose the Grill from Ipanema's valet parking application, but that ANC 1C intends to develop a consolidated approach to valet parking in Adams Morgan in the future and requests that the Public Space Committee take that policy into account when valet renewals come due. Commissioner Guthrie seconded the motion which then passed by a unanimous vote of 7 to 0.

iii. Lanier Heights Zoning

Chair Simpson reported that ANC 1C held a special forum on November 18 on Lanier Heights zoning. He noted that people were respectful of each other's comments at that forum. He said Commissioners heard from proponents of a proposal to change the zoning designation for row houses from R-5 to R-4; and from those who do not want to change the current zoning. He added that the Commissioners have received many email messages on this topic and that members of the public would have an opportunity to speak on the topic for 2 minutes each at this meeting.

Jennifer Barger of 1626 Argonne Place spoke in support of changing the zoning to R-4. She said that pop-ups, developers falsifying square footage, and enclosed porches are destroying the integrity of her block.

Another resident said he is not for or against either proposal, but wanted to congratulate the large number of people that turned out to discuss this issue. He said he worked for Jubilee Housing previously and would like the whole community to come to an agreement on various housing opportunities in this community. He said it seemed that some people are concerned only about themselves and not about others.

Lou Capannelli of Lanier Place said he sees this as a property rights issue. He said the area is currently zoned for residential medium-density mixed-use with multi-family units. Mr. Capannelli said the row houses that are being converted may be 3 percent of the total, but the area has been zoned R-5 for years. He urged not changing the current zoning in Lanier Heights.

A resident of an Ontario Road historic co-op building thanked the Commissioners for holding the forum and said she is concerned about maintaining diversity in the neighborhood and keeping down the noise.

Caroline Farmer said those who violate zoning rules need to be reported.

Tom Swegle said he spoke at the forum in support of changing zoning to R-4 and noted that it was a very amicable forum.

Samuel Levy said he has lived in Adams Morgan his whole life and doesn't understand restrictions on the size of buildings. He said it is making it harder for families to live here.

Ronald Baker of Argonne Place said he is considering developing his row house into 4 units: selling the two largest units to finance the project, selling one unit to fund his retirement, and keeping the smallest unit as his residence.

Another resident spoke about preserving the diversity of the neighborhood by keeping family housing in addition to the many apartments, and urged finding a compromise that all will find satisfactory.

Another resident said the best course of action would be to rezone to R-4 in order to keep families in the area.

Another resident said he had read the material from both sides and believes that the proponents of rezoning have made best case for preserving diversity.

Tom LeBrun expressed concern about row houses being remodeled into apartment buildings. He said he has seen the results when the process was not well-managed and there was inadequate parking.

Another resident of Lanier Place spoke in support of R-4 zoning. He said they went to the Office of Planning to determine how to maintain the row houses in Lanier Heights and the best option was to rezone to R-4. He said they hope that ANC 1C acknowledges that proponents of R-4 zoning are looking to protect their homes.

Commissioner Dehbozorgi moved a resolution that ANC 1C support the proposal to change the Lanier Heights zoning designation to R-4 and send a letter expressing that support to the Office of Planning and Zoning Commission. Commissioner Mossi seconded the resolution.

Commissioner Dehbozorgi said she has been hearing about this issue for over 10 years. She said that as DC becomes more vibrant, more people want to rent or own in the city and that she supports higher density and growth, but not in the wrong places. She said developers are turning single family homes into 3, 5, and even 8 unit buildings and she would like to preserve single family homes in Lanier Heights.

Commissioner Mossi said she lives in the Ontario building, so the zoning question doesn't immediately affect her, but residents came to her very concerned about what was going on. She said they went to the Office of Planning to see what was needed to make the change they wanted and worked together to find consensus. She commended them for the work they did on this initiative and said she supports the resolution although she understands the different points of view.

Chair Simpson said he plans to support the resolution. He agreed that it is a difficult topic and said he respects the hard work of those on both sides of the issue. He said this Commission is not anti-growth, but this portion of Lanier Heights is unique for the intact blocks of row houses and

he respects the desire to preserve that. He also noted that he would not support the resolution if he did not think there was clear consensus behind the zoning change.

Commissioner Hart asked about the numbers for and against. Chair Simpson said they received a petition with approximately 100 affected households in support of the changing the zoning, and that there appeared to be approximately 11 affected households who expressed opposition to it.

Commissioner Guthrie said he was impressed with the amount of effort that went into this initiative. He said it is clear that the residents care about their neighborhood and that Lanier Heights is a gem in Adams Morgan.

Commissioner Reynolds said he represents a small part of Lanier Heights and has appreciated the balanced, reasonable emails he has received on this issue. He said that three quarters of Ward 1 is zoned R-4 and that we are the only part that is R-5, and that is why there are so many developers interested in this area. He said the change will not be a perfect solution, but it is a step in the right direction. He said the Commissioners will probably hear from people who didn't know about this proposal, but in the end Lanier Heights will be better off with an R-4 zoning designation.

A roll call vote was requested. The resolution passed unanimously 7 to 0 with Commissioners Reynolds, Dehbozorgi, Hart, Simpson, Mossi, Guthrie, and Davis voting aye.

Resolution Supporting the Proposal to Change Lanier Heights' Zoning to R-4

Whereas Lanier Heights is a residential neighborhood with Harvard Street to the north, Columbia Road to the southeast, Adams Mill Road to the west and south; which is within ANC 1C's boundaries;

Whereas Lanier Heights' row houses currently have R-5-B zoning designation (with the exception of a few commercially zoned houses near commercial corridors);

Whereas a number of row houses in Lanier Heights in recent years have been redeveloped into apartment or condominium buildings due to the more flexible restrictions of the R-5-B zoning designation on height, FAR, and number of units;

Whereas ANC1C has received hundreds of constituent e-mails and calls and held three meetings where the Lanier Heights zoning issue was addressed (one of which was solely dedicated to this issue);

Whereas the overwhelming majority of the feedback received on this issue by ANC1C, particularly by affected home owners, supports changing Lanier Heights zoning to R-4 designation;

Whereas ANC1C believes that the R-4 zoning designation will address the concerns that the majority of the Lanier Heights residents raised during this process: limiting the height and number of units of each row house.

Resolved that Advisory Neighborhood Commission 1C supports the proposal to change the Lanier Heights zoning to R-4 and will send a letter of support to the Office of Planning and Zoning Commission to that effect.

c. Public Services and the Environment

i. Kalorama Park renovations

Chair Simpson announced that there would be two presentations regarding proposed renovations at Kalorama Park – a 10 minute presentation from those who support the proposal, followed by a 10 minute presentation from those who want the plaza in the park to remain as it currently is. However, those who support the proposal indicated that they would instead yield their time to the Department of Parks and Recreation (DPR) and the Department of General Services (DGS). Chair Simpson said Commissioners would then ask questions and members of the public would have 2 minutes per person to speak. He noted that there are some strongly held views on this subject and urged those present to let everyone have their turn to speak and not comment while others are speaking.

Kenneth Diggs, Associate Director of Government Affairs and Communications with DGS, presented plans that are also on the DGS website: <http://dgs.dc.gov/page/dgs-kalorama-park-project>. Mr. Diggs explained that some soil remediation and storm water work have been done which needs more work and now they are looking at adding playground and plaza improvements. He said DPR is the program agency and DGS is the implementing agency that will oversee the construction and added that the DC Historic Preservation Office and the National Park Service