



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Dupont Circle Advisory Neighborhood Commission 2B

Regular Meeting Minutes

Wednesday, October 11th, 2023; 7:00 p.m.
Online via Zoom

Call to Order

The regular October 2023 meeting of the Dupont Circle Advisory Neighborhood Commission (Commission or ANC 2B) was called to order by Chair Meg Roggensack at 7:02 pm.

Introduction of Commissioners

The Commissioners identified their single member districts (SMDs). Present were: Meg Roggensack (2B01), Jeffrey Rueckgauer (2B02), Vincent Slatt (2B03), China Dickerson (2B04), Z Stein (2B05), Matt Johnson (2B06), Patricia Bencivenga (2B07), Zach Adams (2B08), and Christopher Davis (2B09).

Adoption of the Agenda

Chair Roggensack adopted the ANC's meeting agenda by unanimous consent.

Announcements and Public Comments

Commissioner Announcements

Commissioners Bencivenga and Slatt gave commissioner announcements.

Committee Updates

Commissioner Johnson, Chair of the ANC's Complex Applications (CAPP) Task Force, and Commissioner Rueckgauer, Chair of the ANC's Mobility Committee (MC), gave committee updates.

Reports from DC Government Representatives

Christopher Powell, a Ward 2 representative for the Mayor's Office of Community Relations and Services (MOCRS); Brian Romanowski, the Constituent Services Director for the Councilmember Brooke Pinto's Office; and Harold Davis, a Solid Waste Inspector for the Department of Public Works (DPW), gave DC Government reports.

Other Public Announcements and General Comments or Future Agenda Items

Susan Volman, the President of the Dupont Circle Citizens Association (DCCA), gave other public announcements and general comments or future agenda items.

Alcoholic Beverage and Cannabis Board Agenda

Wok and Roll Bar and Lounge – Application for a New Retailer’s Class “C” Tavern License at 1345 Connecticut Avenue NW

Commissioner Stein moved to adopt a proposed resolution regarding the matter. Commissioner Johnson seconded the motion, which was voted on and passed (VOTES: 8-0-1). The resolution reads as follows:

WHEREAS, Wok and Roll Bar and Lounge (“Wok and Roll”) has applied for a new Retailer’s Class “C” Tavern license at 1345 Connecticut Avenue NW, which is located in single member district 2B05 of ANC 2B,

WHEREAS, Wok and Roll states that the establishment has a seating capacity and total occupancy of 190 persons,

WHEREAS, Wok and Roll’s application requests the following endorsements: alcohol carry-out and delivery, holiday extension of hours, and entertainment to provide live entertainment and dancing,

WHEREAS, Wok and Roll’s application requests the following hours of operation:

- Hours of Operation and Alcoholic Beverage Sales/Service/Consumption: Sunday through Thursday, 11:00 am to 2:00 am; Friday through Saturday, 11:00 am to 3:00 am
- Hours of Live Entertainment: Sunday through Thursday, 6:00 pm to 2:00 am; Friday through Saturday, 6:00 pm to 3:00 am
- Hours of Alcoholic Beverage Carry-Out and Delivery: Sunday through Saturday, 11:00 am to 12:00 am

WHEREAS, promoting good relationships between residents and nightlife establishments is a responsibility and priority of ANC 2B.

THEREFORE, BE IT RESOLVED that ANC 2B supports Wok and Roll Bar and Lounge’s application, pursuant to signing a settlement agreement that establishes the expected conduct of the business and the relationship with the community.

BE IT FURTHER RESOLVED that ANC 2B protests Wok and Roll Bar and Lounge’s application based on the adverse impact on peace, order, and quiet of the neighborhood, with the protest being withdrawn upon the signing of the aforementioned settlement agreement.

Freedom Market – Application for Renewal of the Establishment’s Retailer’s Class “B” Grocery License at 1901 New Hampshire Avenue NW

The Commission did not take any action regarding this matter.

Land Use Agenda

1775 T Street NW – Application for a Special Exception from the Lot Occupancy Requirements to Construct Rear Additions, and Convert to a Three-Unit Apartment House, an Existing, Attached, Three-Story with Basement, Commercial Building

Commissioner Davis moved to adopt a proposed resolution regarding the matter. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 8-0-1). The resolution reads as follows:

WHEREAS, RWD Properties, LLC has filed application #21003 with the Board of Zoning Adjustment (BZA) to allow for special exception relief at 1775 T Street NW,

WHEREAS, 1775 T Street NW is located in single member district 2B08 within ANC 2B; upon Square 151, Lot 241 in an MU-4 zone,

WHEREAS, the current use of the property is commercial and the proposed project plans including renovating and constructing additions to convert the structure into a multifamily dwelling with three units,

WHEREAS, the existing lot occupancy is non-conforming and the renovation will reduce lot occupancy,

WHEREAS, ANC 2B’s Land Use Committee (LUC) reviewed the submitted concept plans at its duly noticed monthly meeting on October 4, 2023 and heard testimony from the project architect, and

WHEREAS, the LUC found the plans to be in harmony with the general purpose and intent of the zoning regulations and zoning maps.

THEREFORE, BE IT RESOLVED that ANC 2B supports BZA application #21003 as presented.

2122 P Street NW – Concept / Two-Story Roof Addition

Commissioner Davis moved to adopt a proposed resolution regarding the matter. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 8-0-1). The resolution reads as follows:

WHEREAS, JRB 2122 P St LLC has submitted an application and design to the Historic Preservation Review Board (HPRB) seeking to add two floors to the building at 2122 P Street NW,

WHEREAS, 2122 P Street NW is located in single member district 2B02 within ANC 2B; upon Square 68, Lot 76 in an MU-19 zone,

WHEREAS, 2122 P Street NW was constructed in 1915 as either all residential or mixed-use residential and retail, and renovated to its current appearance in the 1970s or early 1980s,

WHEREAS, 2122 P Street NW currently houses two retail spaces on the ground level, a restaurant on the first floor, and floors two and three being used as office space,

WHEREAS, the market for office space in west Dupont Circle has been moribund since the former Congressional Quarterly building was converted to condominiums in 2005,

WHEREAS, the applicant seeks to add two additional stories on top of the existing building and convert the resulting four floors into rental residential units, preserving the existing mixed-use condition and tenants,

WHEREAS, this project is by-right with no zoning relief sought,

WHEREAS, on August 22, 2023, the applicant had a positive and productive meeting with the residents closest to the property that covered the design being submitted to HPRB for approval and technical matters relating to the construction process, and yielded no opposition to the proposed addition,

WHEREAS, ANC 2B welcomes new housing in our neighborhood, especially that which capitalizes on the availability of and proximity to public transit, and

WHEREAS, the applicant presented architectural plans and renderings of the project at ANC 2B's Land Use Committee (LUC) meetings on September 6, 2023 and October 4, 2023, which were received favorably.

THEREFORE, BE IT RESOLVED that ANC 2B supports the Historic Preservation Review Board application for 2122 P Street NW as presented, with inclusion of recessed articulation of the original second-floor windows on the west façade.

1708 15th Street NW – Permit / Add Second Story to Carriage House

Commissioner Davis moved to adopt a proposed resolution regarding the matter. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 9-0-0). The resolution reads as follows:

ANC 2B requests a 30-day delay of the consideration of the Historic Preservation Review Board (HPRB) application for 1708 15th Street NW in order to allow the Commission to further discuss the project plans with the applicant.

1900-1902 16th Street NW – Concept / Partial Demolition, Reconstruction, Rear and Third Story Addition

Commissioner Davis moved to adopt a proposed resolution regarding the matter. Commissioner Adams seconded the motion, which was voted on and passed (VOTES: 9-0-0). The resolution reads as follows:

ANC 2B requests a 30-day delay of the consideration of the Historic Preservation Review Board (HPRB) application for 1900-1902 16th Street NW in order to allow the Commission to further discuss the project plans with the applicant.

Public Space Committee Agenda

Public Space Application by Dupont Italian Kitchen for the Installation of an Awning at 1637 17th Street NW

Commissioner Slatt moved to adopt a proposed resolution regarding the matter. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2B supports Dupont Italian Kitchen’s public space application for the installation of an awning at 1637 17th Street NW.

Public Space Application by Sette Osteria for a New, Enclosed Sidewalk Café with 13 Tables and 50 Seats at 1666 Connecticut Avenue NW

Commissioner Rueckgauer moved to adopt a proposed resolution regarding the matter. Commissioner Davis seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2B supports Sette Osteria’s public space application for a new, enclosed sidewalk café with 13 tables and 50 seats at 1666 Connecticut Avenue NW.

Public Space Application for Streetscape Improvements, Including the Installation of Pavers, Bike Racks, and Hedges, and Tree Planting, at 1732 15th Street NW

Commissioner Davis moved to adopt a proposed resolution regarding the matter. Commissioner Johnson seconded the motion, which was voted on and passed (VOTES: 8-0-0). The resolution reads as follows:

ANC 2B supports the public space application for streetscape improvements at 1732 15th Street NW.

Administrative Matters

Appointment of a New Member to the ANC's Land Use Committee

Commissioner Davis moved to appoint Olivia Brown as a new member of the ANC's Land Use Committee. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Approval of Amendments to the ANC's Policies and Procedures Manual Regarding Cannabis Establishments

Commissioner Johnson moved to approve amendments to the ANC's Policies and Procedures Manual regarding cannabis establishments. Commissioner Rueckgauer seconded the motion, which was voted and passed (VOTES: 8-0-0).

Approval of the ANC's Regular September 2023 Meeting Minutes

Commissioner Bencivenga moved to approve the ANC's regular September 2023 meeting minutes. Commissioner Rueckgauer seconded the motion, which was voted on and passed (VOTES: 8-0-0).

Approval of the ANC's FY 2024 Budget

Commissioner Stein moved to call the question for the approval of the ANC's FY 2024 budget. Commissioner Johnson seconded the motion, which was voted on and passed (VOTES: 5-3-0).

Commissioner Stein moved to approve the ANC's FY 2024 budget. Commissioner Johnson seconded the motion. A roll call vote was requested. The motion was voted on and passed (VOTES: 5-3-0). The roll call vote was as follows:

Chair Roggensack: Yea
Commissioner Rueckgauer: Yea
Commissioner Slatt: Nay
Commissioner Stein: Yea
Commissioner Johnson: Yea
Commissioner Bencivenga: Nay
Commissioner Adams: Nay
Commissioner Davis: Yea

General Agenda

Consideration of a Resolution Regarding Parking on the 1700 block of Church Street NW

Commissioner Rueckgauer moved to adopt a proposed resolution regarding the matter. Commissioner Bencivenga seconded the motion, which was voted on and passed (VOTES: 7-0-1). The resolution reads as follows:

WHEREAS, the 1700 block of Church Street NW, located in single member district 2B07, has parking on the north side of the street at all times except 9:30 am to 11:30 am on Tuesdays during street sweeping season; parking is allowed on the south side 7:00 am to 7:00 pm only on street cleaning days, in addition to north side only on Sundays between 9:00 am and 1:00 pm,

WHEREAS, a request was made to ANC 2B by a group of merchants on 17th Street NW and residents to provide more parking by converting the 1700 block of Church Street NW to parking on both sides of the street at all times,

WHEREAS, ANC 2B actively works for improved curbside management to better serve the needs of our community's residents, businesses, and visitors,

WHEREAS, the current conditions of the 1500 and 1600 blocks of 17th Street NW are suboptimal, confusing for many, and not consistent with previously agreed upon plans for a protected two-way cycletrack, one-side only commercial loading zones, and flex parking space pilots,

WHEREAS, residents have raised concerns about the width of the 1700 block of Church Street NW and whether there is sufficient clearance for emergency vehicles to safely negotiate the block were there to be vehicles parked on both sides,

WHEREAS, the 1700 block of Church Street NW is recorded by the District Department of Transportation's (DDOT) Transportation Online Permitting System (TOPS) database as having a width of 25 feet, which is the minimum required for both-sides parking; however, another dataset states the width as 24 feet and measurements taken by residents as well as photographs of the street with vehicles parked on either or both sides supports the position that the street is not wide enough and of thru traffic being impeded or fully obstructed,

WHEREAS, ANC 2B hosted three listening sessions for residents and businesses to share their views about this request, all of which yielded predominant opposition by residents to the request,

WHEREAS, the supporters of the change have not presented adequate justification for more parking such as customers or workers being prevented from parking on a frequent basis resulting in detrimental effects upon business, and

WHEREAS, it is the official policy of the DC Government to reduce automobile travel on our streets and encourage the use of other modes of transportation, which are abundant in the Dupont Circle community, therefore creating new parking is contrary to that policy.

THEREFORE, BE IT RESOLVED that ANC 2B does not support the request to convert the 1700 block of Church Street NW to both-sides parking based upon the concerns regarding the width of the street, unencumbered access for emergency vehicles, and lack of a clearly articulated business justification for it.

BE IT FURTHER RESOLVED that ANC 2B requests that DDOT conducts thorough measurements of the 1700 block of Church Street NW and has all relevant databases updated to consistently reflect said measurements.

BE IT FURTHER RESOLVED that ANC 2B requests that DDOT works with the ANC to address the suboptimal roadway configuration of the 1500 and 1600 blocks of 17th Street NW as well overall curbside management and parking issues across the ANC, consistent with plans previously discussed during 2018 and 2019.

Adjournment

Chair Roggensack adjourned the meeting at 8:55 pm.