

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3B
GLOVER PARK AND CATHEDRAL HEIGHTS



ANC3B Minutes

June 23, 2014 Special Public Meeting

This special meeting was called to order at 7:00 PM by Chairman Brian Cohen. Commissioner Blumenthal, Commissioner Fiorillo and Commissioner Young were also in attendance.

Chairman Cohen stated that the only agenda item would be the discussion of the zoning exception request for development of new condominium projects at 3915 and 3919 Fulton Street, NW Washington DC.

At the regularly scheduled ANC3B Public meeting held on June 12, 2014, ANC3B took no position on the zoning exception request. ANC3B did recommend that the developer and neighbors meet to discuss their concerns about this project, and scheduled this Special Meeting to allow both parties to reach a compromise before the ANC voted on the issue.

Mr. Martin Sullivan, attorney representing the developer Mr. Guy Prudhomme, began by stating that the developer had met with members of the neighborhood and responded to some of the neighbors concerns about the projects. Mr. Sullivan stated the buildings were always intended to be condos and the interior design was conceived so as not to lend itself to renters, a concern of many neighbors. He further stated that Mr. Prudhomme reduced the number of bedrooms per unit to 2 rather than 3, provided a landscaping plan, provided a traffic study, agreed to plant larger trees vice saplings after construction is complete and provided proof of funding to complete the projects. He also added that the architect had made minor changes in the exterior design of the building especially to the cornices.

Mr. George Brenkert, acting as a spokesman for the neighbors, acknowledged that the neighbors had met with the developer and his attorney. Mr. Brenkert indicated that some of their concerns were answered by the developer and that the developer with his attorney had responded to an eight page questionnaire in regards to the development of the two Fulton Street properties. Mr. Brenkert then displayed a panoramic photo presentation of the existing Fulton Street homes and super-imposed over the existing properties the proposed exterior design of the condos. He then asked all if the proposed design for the new condos "fits in" with the existing design of homes on that block.

Many neighbors responded with questions about the brick like material (fiber cement) that was projected to be used in place of brick for exterior construction, the noise that might be transmitted from the proposed roof top decks, function and power of the condo association if built as condos, protocol by the condo association to allow renters, the modern vs. traditional architecture being employed by the proposed condos, who will levy and be responsible for the collection of condo fees, tree size in regards to the landscaping plan, if there was a legal/binding document to sell the units

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3B01	3B02	3B03	3B04	3B05
N. GLOVER PARK	E. GLOVER PARK	W. GLOVER PARK	CATHEDRAL HEIGHTS	S. GLOVER PARK
JOE FIORILLO	JACKIE BLUMENTHAL	VACANT	MARY C. YOUNG	BRIAN A. COHEN

once they are built as condos, construction start times in the morning and the large glass windows that many considered to give the building an office park atmosphere. The main theme that most neighbors presented was that the exterior design just didn't fit in with the existing architecture of the Fulton Street neighborhood.

Mr. Prudhomme, property developer, after hearing the neighbors response to development of the Fulton Street properties stated that he would commit to the following items (1) the buildings will be divided into condominiums and not as apartment buildings designed for rental, (2) each unit will contain only 2 bedrooms (3) trees to be replaced on the sites will be at least 10-12 feet high and (5) proof of funds will be provided to the ANC before construction begins and after permits have been issued.

Chairman Cohen asked Mr. Prudhomme if, as a show of good faith, he would commit to developing a condominium association agreement containing a rule that requires approval by 50% of the owners before a unit can be rented. Mr. Prudhomme and Mr. Sullivan indicated that they would, if they received ANC approval, add such a provision.

Chairman Brian Cohen asked each ANC commissioner about their opinion of the development of the Fulton Street properties. Chairman Cohen also reminded all that Mr. Prudhomme does have the by right authority, which requires no ANC action or allows any neighborhood action to keep the existing brick facades at each site and build 8 units on each site.

A motion was made by Commissioner Cohen and was seconded to support a Zoning Exception for Development of New Condominium Projects at 3915 and 3919 Fulton Street. ANC3B deadlocked by a 2-2 vote on this issue. Commissioners Cohen and Fiorillo voted aye; Commissioners Blumenthal and Young voted nay.

A motion was made by Commissioner Cohen to oppose the Zoning Exception. The motion was not seconded and thus was not voted on.

There was no additional business and the meeting was adjourned at 8:14 PM.