



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  
(484) 885-8814 • [anc2e@dc.gov](mailto:anc2e@dc.gov)

May 2, 2024

Mr. Frederick Hill  
Chairperson  
Board of Zoning Adjustment  
441 4th Street NW, Suite 200  
Washington, DC 20001  
[bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

**RE: Board of Zoning Adjustment Application To Expand the Existing Garage and Expand the Existing Workshop/Laundry Building at 3238 R Street, NW (BZA #21122)**

Dear Chairperson Hill,

On May 1, 2024 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 resolution by a vote of (6-0-2) with regard to the above-referenced matter:

ANC 2E supports the special exception sought by the owners of the Scott Grant House at 3232 R St. NW (BZA Case # 21122). The ANC authorizes Commissioner Topher Mathews to sign a construction management agreement (Attachment A) with the applicants and forward it to the Board of Zoning Adjustment to be added to the case record. The agreement addresses topics including, but not limited to, contractor parking, work hours, trash management, and monthly status updates for the neighbors. It is hoped that adherence to this agreement will limit the negative impact that such a significant construction project will have on the neighbors and general public.

Commissioners Topher Mathews ([2E02@dc.gov](mailto:2E02@dc.gov)) and Gwendolyn Lohse ([2E06@anc.dc.gov](mailto:2E06@anc.dc.gov)) are the Commission's representative in this matter.

COMMISSIONERS:

Kishan Putta, District 1	Topher Mathews, District 2	Paul Maysak, District 3
Joe Massaua, District 4	Mimsy Lindner, District 5	Gwendolyn Lohse, District 6
	Daniel Chao, District 7	John DiPierri, District 8

Respectfully submitted,

A handwritten signature in black ink that reads "Gwendolyn Lohse". The signature is written in a cursive style with a long horizontal line extending to the right from the end of the name.

Gwendolyn Lohse  
Chair, ANC 2E

# **Attachment A**

Construction Management Agreement

## CONSTRUCTION MANAGEMENT AGREEMENT

May 1, 2024

The owner ("Applicant") of 3238 R Street, NW ("3238 Property") has sought Board of Zoning Adjustment ("BZA") approval in Application No. 21122 ("BZA Application") in connection with its redevelopment of the historic Scott Grant House estate (the "Property"). As proposed, the BZA Application includes the renovation and expansion of two existing, historic accessory buildings on the 3238 Property. The overall project, however, also includes the historic renovation of the historic landmark, accessory buildings and landscaping on the Property, the razing and replacing of a non-historic building and construction of a new house at 3232 R Street, NW, and the construction of a new building and swimming pool along Reservoir Road, NW. This work to dramatically transform the Property will necessitate a long construction period that could burden the residents of the 3200 blocks of R Street, NW and Reservoir Rd., NW ("Neighbors"), as well as the general public.

At a meeting on May 1, 2024, Advisory Neighborhood Commission ("ANC") 2E voted unanimously (8-0-0) to support the BZA Application subject to the following conditions intended to ameliorate the burdens from a long construction project:

1. **Construction Activity:** Applicant shall use its best efforts to ensure that all its contractors and subcontractors will comply with all applicable District of Columbia Municipal Regulations applicable to hours of work, noise, dirt, trash, and public health and safety.
2. **Parking:** Applicant will use its best efforts to implement parking mitigation strategies to reduce impacts to the Neighbors. These strategies will include the following in order of usage priority: (i) on-site parking with clearly identified parking areas for crew members and deliveries; (ii) designated off-site parking with transportation provided by Applicant's contractor to the Property; and (iii) on-street parking in a manner which is considerate of the Neighbors and the surrounding community. Applicant's contractor will permit on-street parking only as necessitated by on-site construction conditions and in accordance with applicable parking restrictions.
3. **Dumpsters:** Dumpsters will be located in public space in accordance with a DDOT-approved plan as part of the construction occupancy permit, which is initially proposed as shown on the attached construction management plan ("Construction Plan"). No other roll-off container will be stored on public streets. Applicant's contractor will notify the Neighbors of any changes to the Construction Plan.
4. **Permits:** Applicant will secure all permits required to complete the construction, including all storm water management permits and tree removal permits. All plans and permits will be on-site as required under the DC Construction Code.
5. **Cleanliness:** Applicant's contractor will continuously remove rubbish and construction debris during the construction period. Applicant's contractor will place small containers throughout the Property to ensure a clean work environment. In addition, Applicant's contractor will monitor the construction site daily to ensure cleanliness. All excavation or

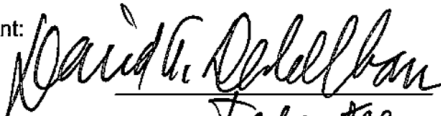
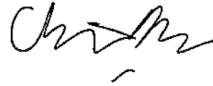
back fill trucks will be covered before proceeding from the Property onto city streets. Dust and debris will be removed from the Property on an as needed basis.

6. **Pest Control**: Applicant's contractor will undertake a program of pest control to ensure that pest activity does not increase during the construction period.
7. **Contractors and Subcontractors**: Applicant will require that all contractors and subcontractors be contractually required to follow the terms of, and comply with, the policies set forth in this agreement. Applicant will also require that all contractors and subcontractors use only licensed vehicles and drivers, and that they comply with all DC traffic laws and regulations.
8. **Hours of Operation**:
  - a. Applicant agrees to conduct all construction operations on the Property from Monday through Friday from 7:00 a.m. until 5:00 p.m., and Saturday from 7:00 a.m. until 5:00 p.m.
  - b. Applicant will not permit any activity on the Property that requires the movement of heavy vehicle traffic or otherwise is likely to significantly disturb the Neighbors prior to 7:00 AM or after 6:00 PM on weekdays and prior to 8:00 AM or after 5:00 PM on Saturdays.
  - c. Applicant will endeavor to schedule particularly loud construction in a way to limit disruption to the Neighbors and will provide sufficient notice to the Neighbors ahead of time.
  - d. If unforeseen circumstances necessitate extending the working hours delineated above, the Applicant will acquire all necessary permits and will promptly notify the Neighbors of such change, including the ANC.
  - e. Applicant will provide a construction schedule and monthly updates describing upcoming work to the Neighbors.
9. **Construction Representative**: Applicant shall designate a representative to be its key contact during the construction period (the "Applicant's Representative"). Applicant will inform the Neighbors of the name and telephone number of the Applicant's Representative. The Applicant's Representative will be accessible during all operation hours listed above. The Applicant's Representative and his/her designee will be able to answer questions and receive comments about the site activities and address any concerns the Neighbors might have throughout the construction process.

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10. **BZA Record:** Applicant hereby agrees to the terms set forth in this agreement and agrees to file the agreement to the BZA record. The Applicant will not object to the terms set forth in this agreement being included into the BZA's final order, however, the BZA, not the Applicant, has the sole authority to include the terms set forth in this agreement into the BZA final order.

By signing below, Applicant agrees to the conditions listed above regardless of whether the terms are incorporated in any BZA order.

For the Applicant:		For ANC 2E:	
Name	<u>David G. DeLalbon</u>	Name	<u>Christopher Mathews</u>
Title or Capacity	<u>Trustee</u>	Title	<u>Vice Chair</u>
Date	<u>05/02/2024</u>	Date	<u>05/01/2024</u>