



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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June 4, 2025

Mr. H. Alan Brangman, Chairman, and Members of the Board
Old Georgetown Board
401 F Street NW, Suite 312
Washington, DC 20001

Dear Chairman Brangman and Members of the Board:

On June 2, 2025 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by seven commissioners, constituting a quorum. At this meeting, the Commission adopted the following positions on matters scheduled for consideration by the Old Georgetown Board on June 5, 2025:

OG 25-234 (HPA 25-274) 1420 Wisconsin Avenue, NW (Square 1244, Lot 852)

ANC 2E has visited and reviewed the front and rear of this project and spoke with applicants, their architect, and neighbors. We recognize that permitted interior work has been begun that will provide access to apartments that will be developed above the retail first floor which the city and neighborhood support in principle. The goal is to now have 1 or 2 NEW doors added to the existing double doors (one for store and two for apartments). We have concerns about breaking up this storefront with too many doors and limiting the storefront area. We respect the applicant's desire to improve and lease the building and will rely on the OGB to protect the architectural integrity of our Main Street of Wisconsin Avenue. We ask that OGB carefully review and work with the applicant to find the option that best suits the historical heritage of the building.

As far as the rear of the building it appears that there had been construction work done in the rear that was not done within the formal review process and this is a problem. We request and expect the applicants to follow regulations and processes in all their work. We are pleased to see the applicants working with their architect and engaging all to follow the formal approval process. We ask that OGB and the applicant continue to work together regarding fence type and height and closely confirm property lines before doing work here. We also ask that the applicant keep the neighbors and ANC 2E updated on materials used for fencing.

OG 25-214 (HPA 25-254) 3253 P Street, NW (Square 1255, Lot 206)

Firstly, we note that there are two zoning exceptions that the ANC will hear in our July meeting at which time we will write a resolution in advance of the BZA hearing on July 23rd.

ANC 2E notes that there are strong objections from multiple neighbors to this request to change the two car garage into a two floor accessory unit (with no garages). These objections are related but not limited

COMMISSIONERS:

Kishan Putta, District 1	Topher Mathews, District 2	Paul Maysak, District 3
Peter Sloniewsky, District 4	Mimsy Lindner, District 5	Gwendolyn Lohse, District 6
Daniel Chao, District 7	Knox Graham, District 8	

to the height, size, and massing along with parking changes that will fall more under zoning. ANC 2E is concerned how the proposed second floor will change the current symmetry, appearance, and character of the 4 adjacent matching garages to the West as viewed from the P Street Neighbors and P Street.

We also have strong concerns as to how this height increase will affect the neighbors view and light from the rear properties with Volta addresses. Presently, there are trees in the immediate rear neighbor's lot that overhang the current structure and we do not want to see them harmed and especially killed in the process.

We ask that the OGB pay close attention to the multiple letters from neighbors opposing this project who have eloquently and with great detail and passion expressed their concerns directly to the OGB and took much time to attend our ANC meeting to express their concerns.

OG 25-231 (HPA 25-271) 3310 P Street, NW (Square 1245, Lot 84)

After meetings with the architect and neighbors ANC 2E has concerns related to this "large" 220 plus square foot elevated deck and how this will affect privacy concerns both visual and audible to the neighbors. ANC 2E does not support any roof decks and similarly seeks to avoid elevated decks that look over neighbors fences into yards as this one would. We are pleased to see that the applicant plans to retain the bamboo "fencing" to the east providing a barrier to the East side. We ask that the applicant and OGB consider reducing the overall size of this deck and be sure that it does not intrude on the shared walls of the neighbor to the West. If there were any ability to lower the deck that would be best. Finally, we ask that the applicant continue to work with all neighbors and ANC Commissioner if helpful to develop a screening system that all neighbors can agree with to maintain visual privacy and limit noise outside the property in the rear yard.

OG 25-229 (HPA 25-269) 1000 Potomac Street, NW (Square 1185, Lot 81)

ANC 2E is happy to learn of the thoughtful plans for this historic site. The Flour Mill is an interesting collection of adjacent properties that serve as office space south of M Street. Due to the changing climate of office and residential needs, it is nice to learn of the positive plans by the developer to convert this site into 135 residential dwellings. The developer has reached out to neighbors and has received full support for this project. ANC 2E is glad that the massing of the buildings will remain basically unchanged and will bring amenities to the area for the current and future residents.

ANC 2E supports this project.

OG 25-235 (HPA 25-275) 3333 K Street, NW (Square 1184, Lot 49)

Located on K/Water Street this building has been home to offices. The plans to convert this 69,000-office building to a mixed-use building is underway. The end result will yield 30 condo units and a building with amenities including a rooftop pool and garden for residents, and retail on the ground level. There is ample parking in the underground garage and there will be one floor, and a penthouse level added to this 5-story building making a total of 6 floors with a mechanical penthouse.

ANC 2E supports this conversion and welcomes activity at this end of K/Water Street. ANC 2E commends the developer for engaging the neighbors who all seem to be in support.

ANC 2E looks forward to seeing final plans for this site.

Respectfully submitted,

A handwritten signature in black ink, reading "Gwendolyn Lohse", followed by a long horizontal flourish line.

Gwendolyn Lohse
Chair, ANC 2E