

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
PUBLIC SPACE COMMITTEE



PUBLIC SPACE COMMITTEE HEARING  
Status Report

Thursday, December 10, 2020 at 09:00 AM

**Attendees:**

**Matthew Marcou, Chair**  
**Elliott Garrett, Executive Secretary**  
**Chris Shaheen, OP**  
**Anna Chamberlin, PSD (not present)**  
**Alma Candelaria, EOM**  
**Tim Walocha, DCRA**  
**Kisha Allen, PSC Technician**  
**Catrina Felder, Coordinator**

The introduction was done by Elliott Garrett at 9:01 am. Matthew Marcou called the meeting to order at 9:05 am.

**Consent Agenda:**

**9:10 am – 9:17 am**

***All applications on the Consent agenda were Approved***

***Vote: 3 to 0***

- 1) ANC 7B04 - **3250 PENNSYLVANIA AVENUE SE** - Permittee: Rachel Boots - Owner: Arthur Dubin - Excavation: Catch Basin(s), Manhole Installation, Fixture: Bike Rack(s): DDOT Standard, Curbside Signage, Landscaping: Tree Planting, Tree Removal, Paving: Curb & Gutter(s), Driveway(s) Close Existing, Driveway(s) New- Commercial, Leadwalk Only, Leadwalk w/Steps, Sidewalk(s) # 356353
- 2) ANC 3F,ANC 3F03,03 - **4420 LINNEAN AVENUE NW,4410 LINNEAN AVENUE NW** - Permittee: ALTA Worldwide LLC ALTA Worldwide LLC - Owner: ALTA Worldwide LLC ALTA Worldwide LLC - Fixture: Wall (Exception over 42"), Landscaping: Tree Planting, Paving: Driveway(s) New -Residential # 360241
- 3) - **5000 - 5099 BLOCK OF 9TH STREET NW** - Permittee: Columbia Enterprises, Inc. - Owner: - Fixture: Bench(es), Bike Rack(s): DDOT Standard, Sign (w/footings)(Exception), Trash Receptacle(s) (Exception), Landscaping: Replacement Tree, Tree Planting, Tree Removal, Paving: Sidewalk(s) # 361469
- 4) ANC 4C09 - **4713 4TH STREET NW** - Permittee: Marcus Reid - Owner: Marcus Reid - Projections: Stoop & Steps # 356820
- 5) ANC 7D07 - **630 KENILWORTH TERRACE NE** - Permittee: Derick Mitchell - Owner: Derick Mitchell - Fixture: Bike Rack(s): DDOT Standard, Planter Box behind Sidewalk to 42", Trash Receptacle(s) (Exception), Landscaping: New Tree Space(s), Replacement Tree, Tree Planting, Tree Pruning, Tree Removal, Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) Repair or Replace, Lay-by (new), Sidewalk(s) # 358091
- 6) ANC 5C02 - **2115 BRYANT STREET NE** - Permittee: Stacey Ranucci - Owner: Daniel Copeland - Amazon.com Services, LLC - Excavation: Fire Hydrant(s), Fixture: Curbside Signage, Paving: Driveway(s)

New- Commercial # 359112

- 7) ANC 2C01 - **601 F STREET NW** - New Sidewalk Cafe Un-Enclosed - Permittee: WILLIAM HILL US - WILLIAM HILL US # 10816451
- 8) ANC 2B03 - **1647 20TH STREET NW** - Add Furniture/Equipment to Cafe Plans - Permittee: Jason Berry - Jason Berry # 10821260
- 9) ANC 2D02 - **2131 MASSACHUSETTS AVENUE NW** - Permittee: Marko Koplmaa - Owner: Marko Koplmaa - Fixture: Flagpole(s) (Exception), Paving: Sidewalk(s), Projections: Stoop & Steps # 342314
- 10) - **5400 - 5499 BLOCK OF MANNING PLACE NW** - Permittee: Department of General Services - Owner: - Paving: ADA Curb Ramp, Leadwalk Only # 359061
- 11) ANC 7C02 - **316 56TH STREET NE** - Permittee: District Properties - Owner: District Properties - Fixture: Fence to 42" (Open Design), Landscaping: Tree Planting, Tree Removal, Paving: Curb & Gutter(s), Driveway(s) New -Residential, Sidewalk(s) # 351293
- 12) ANC 3C08 - **2861 WOODLAND DRIVE NW** - Permittee: 2861 Woodland Drive LLC 2861 Woodland Drive LLC - Owner: 2861 Woodland Drive LLC 2861 Woodland Drive LLC - Fixture: Repair Retaining Wall (No change), Wall (Exception over 42"), Paving: Driveway(s) New -Residential # 360360
- 13) ANC 3E03 - **4315 FESSENDEN STREET NW** - Permittee: Todd Boley - Owner: Todd Boley - Fixture: Knee Wall to 30", Landscaping: Tree Planting, Paving: Leadwalk w/Steps, Projections: Porch & Steps # 358869
- 14) ANC 3C, ANC 3C09,09 - **3512 LOWELL STREET NW, 3514 LOWELL STREET NW** - Permittee: Nancy Herman - Owner: Nancy Herman - Fixture: Retaining Wall to 42", Paving: Driveway(s) New -Residential, Leadwalk w/Steps # 359446
- 15) ,, - **4100 - 4199 BLOCK OF 8TH STREET NW, 700 - 799 BLOCK OF UPSHUR STREET NW** - Permittee: ERB Properties LLC ERB Properties LLC - Owner: ERB Properties LLC ERB Properties LLC - Paving: Driveway(s) Close Existing, Driveway(s) New -Residential, Leadwalk w/Steps, Projections: Areaway Entrance, Bay Window(s), Porch & Steps, Stoop & Steps, Window Well(s) # 360338

DCRA representative joined the meeting at 9:17 am.

### General Agenda:

#### Group A

**9:18 am – 9:32 am**

**Approved w/Conditions:**

**Vote: 4 to 0**

- 1) ***The plan must be revised to show an offset from the parking meter and the traffic signal and approved by OP.***
  - 2) ***Per DCMR title 24, Section 204.4 applicant must add the white painted line to revised plans.***
- 1) ANC 6A06 - **1300 H STREET NE** - New Sidewalk Cafe Un-Enclosed - Permittee: Mozzarella DC, LLC - Mozzarella DC, LLC # 10796805  
*Deborah Moya presented the application. The barrier that is adjacent to the proposed barrier and Mr. Marcou stated that the barrier is too close to the traffic signal. The applicant stated she could reduce the seating so that the barrier won't be so close to the traffic signal. The existing parking meter has the same issue; and the applicant agreed to adjust the plan. The applicant needs to show the distance from the face of the curb on the revised plans. The café section showing the show window. Mr. Shaheen asked applicant to look at DCMR*

**10:21 am – 10:33 am – (applicant present; having mic troubles)**

**Tabled**

**Vote: 4 to 0**

- 1) ***The PSC can't approve the design right now because all reviewers have not commented on the existing plan and there is information missing from the existing plans. (portable heaters, dimensions, showing all sporting documents, etc.) Mr.***

***Elliott Garrett can assist you on getting the heater permits.***

**2) *\*The applicant will work with OP and PSRD Planning staff will work with the applicant on the design of the café prior to returning to the PSC.***

- 2) ANC 6E05 - 475 K STREET NW - New Sidewalk Cafe Un-Enclosed - Permittee: Melange - # 10809687  
*Blank presented the application. Salt and Pepper Burgers was using a temporary permit up until now. He is trying to set up in order to bring in a little bit more sales. The Chair stated to the applicant that the PSC approval at this time is not consistent with Public Health Regulations during the current Mayor's Emergency. The applicant stated that he's currently operating. The applicant noted that another plan is being developed and OP and PSRD Planning will assist the applicant with the design; prior to returning to PSC for review/approval.*

**9:34 am – 10:21 am**

**Denied**

**Vote: 4 to 0**

***To allow applicant (three weeks) to submit to the Executive Secretary any documents that would show justification as to why the PSC should approve a waiver at this location.***

- 3) ANC 3D09 - 1536 44TH STREET NW - Permittee: RIGOBERTO SANDOVAL - Owner: RIGOBERTO SANDOVAL - Fixture: Fence (Exception over 42") # 359451  
*Brian Donahue (owner) is presenting the application Mr. Sandoval (contractor). The fencing was dilapidated, and the owner wanted to improve the fencing. The fencing is subjected to fences within the public space and should be a maximum height of forty-two inches and of an open design. "What is different about this fencing that warrants a waiver from regulation? The applicant stated that he just wanted to repair and replace as is but will speak with his contractor regarding the PSC review and decision.*

**10:35 am – 10:55 am**

**Vote: 4 to 0**

***Denied – Applicant has not been able to provide enough reason to have a forty-two inches fence that is not open in design.***

***(Six inches shorter and open in design is acceptable)***

- 4) ANC 5C07 - 2224 1/2 EVARTS STREET NE - Permittee: Frank Rameshni - Owner: Frank Rameshni - Fixture: Fence (Exception over 42") # 359978  
*Mr. Frank Rameshni presented the application. The applicant stated that he was applying for a fence on a property that he was developing. The applicant stated that the fencing was already purchased. The objective was to install a fence so that the adjacent fencing would give privacy to the public entering and existing the property next door. The applicant stated that he wasn't aware of the regulations governing the installation of fencing in the front of his property. Mr. Marcou asked if there a permit for the driveway? The applicant responded with yes and gave a Building Permit. The applicant has agreed to lower but wants to keep a solid design.*

**10:56 am – 11:37 pm**

**Tabled**

**Vote: 4 to 0**

***To allow the applicant to take the discussion from the PSC and work with reviewers and design a retaining wall footprint that is consistent with what is on Harvard Street, NW.***

- 5) ANC 1B09 - 2902 GEORGIA AVENUE NW - Permittee: Emad Ewandalla - Owner: Emad Ewandalla - Fixture: Fence (Exception over 42") # 360024  
*Mr. Siewicz is presenting. The main purpose of the fencing is to prevent graffiti from happening. The applicant stated that he's maintaining the green space and keeping the illegal dumping, graffiti from being painted on the existing wall by illuminating the access to the wall. This will keep the property from being damaged per the applicant. Mr. Marcou asked what the back-fill would be? Why can't the retaining wall be installed at the current grade without backfilling?*

Mr. George Keys (attorney) the lot was taken for highway purposes and the triangle is now public space (Harvard Street was widened and doesn't follow the alignment of Harvard Street per Mr. Keys). Mr. Shaheen stated that there is not sidewalk area. The applicant stated that the existing wall across the alley is forty-two inches.

**11:38 am – 12:02 pm**

**Denied**

**Vote: 4 to 0**

- 6) ANC 4D02 - **5200 NEW HAMPSHIRE AVENUE NW** - Permittee: William Deavers - Owner: William Deavers - Fixture: Fence (Exception over 42") # 360601  
*Mr. Martinez and Mr. William Beavers is presenting. The home was purchased in 2018 to be closer to Children's Hospital. He has two small children and has had on separate occasions there were people in the yard speaking with his daughter. Due to that his wife moved from the house until a fence was installed. Long Fencing installed the fence and they were contacted by the ANC and asked to install mirrors on the fencing. They then were told by an inspector that the fencing was in public space and over height and the forty-two-inch fencing should have been installed. He hired a company to put together the plan that he's applying for. Mr. Marcou stated that he was very sympathetic to the applicants need for the fencing with regards to his children and asked if he'd heard the previous fence application. The fencing that is across the street (over height) is illegal and is not consistent with the neighborhood. Mr. Marcou stated that Long Fencing is familiar with the fencing regulations within the District of Columbia and have been trained on the applying for the fence permits. Mr. Marcou asks is there anything different about this property that the PSC could take into consideration. The applicant answered that his son has a medical condition (down syndrome) that requires him to have barriers within the yard. The applicant stated that the existing fencing was expensive and Long Fencing told him his fence was aligned with what was consistent with the neighborhood. The applicant asked if an over height fence that was fifty-percent open would be acceptable? Mr. Marcou stated that the fencing would have to be at forty-two inches in height and be open in design.*

**12:02 pm – 12:16 pm**

**Approved w/Conditions**

**Vote: 4 to 0**

- 1) **The plan with a trench drain be provided to IPMA/Storm water; if there are any concerns or issues the application may have to return to PSC for review/approval**
  - 2) **The applicant provide dimension for parking pad and show then entirely on private property.**
- 7) ANC 7E05 - **5024 A STREET SE** - Permittee: Olu Adepoju - Owner: Olu Adepoju - Paving: Driveway(s) New -Residential, Leadwalk Only, Sidewalk(s) # 345834  
*Olu Adepoju is presenting this application. There is a missing dimension for the proposed driveway the applicant stated that he'd include them on the revised plans. Also, the trench drain plan will be included on the revised plans as well. OP stated that the shared driveway exceeds the maximum width allowed in public space. The existing plans shows fourteen feet wide driveway per the applicant. Revised plans must show the parking spaces entirely on private property.*

**- (thirty-minute break) - Lunch Break 12:16 pm – 12:46 pm**

**Application removed from agenda – PSC review not required.**

- 8) ANC 5E03 - **2019 2ND STREET NE** - Permittee: Samuel Forline - Owner: Becky Walker - Fixture: Wall (Exception over 42"), Paving: Driveway(s) New -Residential # 355359 **This application was removed from the agenda this morning; no PSC review/approval needed.**

**Group B**

**12:47 pm – 12:57**

**Table**

**Vote: 4 to 0**

**Allow applicant to provide plans that respond to the reviewer's comments and add the retaining wall that OP requested during the meeting.**

- 9) ANC 7B04 - **3436 TEXAS AVENUE SE** - Permittee: Yonas Beka - Owner: Yonas Beka - Paving: Driveway(s) New -Residential # 357243  
*Mr. Beka is presenting the application. The Special Tree permit hasn't been paid yet per Matthew Marcou and the comments from reviewers' comments have not been addressed yet. OP will be looking for a six-foot retaining wall (front) to be installed to be consistent with what is existing on this block.*

**12:58 pm – 1:08 pm**

**Approved w/Conditions**

**Vote: 4 to 0**

**The applicant to obtain the Heritage tree permit and comply with UFD's regulations. The applicant will submit plans showing the nearest intersection and existing curb cuts and be reviewed by OP and PSRD Planning**

- 10) ANC 5C02 - **2902 CARLTON AVENUE NE** - Permittee: Stephen Mckeever - Owner: Sandra Basanti - Landscaping: Tree Removal, Paving: Driveway(s) New -Residential # 357340  
*Ms. John Sage (architect) and Sandra Basanti presented the application. The applicant is applied to remove a partial from the existing retaining wall and install a driveway. The reviewer's comments have not been addressed. The applicant stated he saw the comments and will be revising the driveway dimension and UFD's comments must be addressed as well. The applicant agreed to work with the Urban Forestry Divisions regarding the Heritage tree to comply with regulations.*

**1:09 pm – 1:16 pm**

**The recorded Covenant of Maintenance must be approved prior to issuance.**

No further action needed by PSC.

- 11) ANC 6C02 - **20 MASSACHUSETTS AVENUE NW** - Permittee: GOVERNMENT PROPERTIES INCOME LLC - Owner: GOVERNMENT PROPERTIES INCOME LLC - Excavation: Vault(s) L'XW', Fixture: Bike Rack(s): DDOT Standard, Planter Box behind Sidewalk to 42", Street Fixture or Furniture (Exception), Landscaping: New Tree Space(s), Tree Planting, Tree Removal, Over Head Work: Streetlight(s) Installation, Paving: Driveway(s) Circular, Driveway(s) Close Existing, Sidewalk(s), Projections: Areaway Entrance, Canopy, Other (Exception - Not to Bldg. Code), Stoop & Steps # 356360  
Mr. Carnes presented this application. He stated that he's addressed all the reviewer's comments except for the Covenant of Maintenance that has been uploaded on Dec. 8, 2020. The applicant needs approved plans

**1:19 pm – 1:26 pm**

**Approved w/Conditions:**

**Vote: 3 to 1**

- 1) Applicant pay for an submit Special Tree Permit per Urban Forestry Division, UFD.**
- 2) UFD review/approve the plans submitted on December 8, 2020**

- 12) - **1300 - 1899 BLOCK OF SOUTHERN AVENUE SE** - Permittee: HOMES FOR AMERICA HOMES FOR

AMERICA - Owner: HOUSING AUTHORITY OF PRINCE GEORGE'S COUNTY - Excavation: Storm Lateral Conn over 4" (Trench), Landscaping: Tree Removal, Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) Close Existing, Driveway(s) New- Commercial, Sidewalk(s) # 356868

*Mr. Moseir is presenting this application. They resubmitted on December 8, 2020 and the applicant needs to have the final plans reviewed/commented on. UFD's comments are still pending on this application. The applicant stated that he's applied for the tree permit however the permit hasn't been executed yet.*

**Tabled**

**Vote: 4 to 0**

- 13) ANC 2B05 - **1601 MASSACHUSETTS AVENUE NW** - Permittee: Embassy Australia - Owner: Embassy Australia - Excavation: Replace Manhole Cover Only, Fixture: Bench(es), Bike Rack(s): DDOT Standard, Bollard(s) (Exception), Paving: ADA Curb Ramp, Curb & Gutter(s), Driveway(s) New- Commercial, Patio (porous concrete/pervious pavers ONLY), Sidewalk (porous/pervious) # 347592  
*(Christine Shiker has sent an email requesting additional time to work with reviewers.)*

**1:29 pm – 1:34 pm**

**Approved**

**Vote: 4 to 0**

- 14) ANC 7D05 - **4400 BROOKS STREET NE** - Permittee: Ryan Brannan - Owner: DISTRICT COLUMBIA - Paving: Driveway(s) New- Commercial, Driveway(s) Repair or Replace # 360573  
*Edgar Moreno is presenting the application and (Dan Nebhut w/DGS and Adam Entin w/Boger Consultant).  
UFD's approved the Conceptual approval. The PSC approved the application based on the plans resubmitted that address UFD's comments.*

**1:35 pm – 1:48 pm**

**Approved w/Conditions:**

**Vote: 4 to 0**

- 1) **The applicant accurately designate type descriptive on application in TOPS**
  - 2) **UFD conditions must be met**
  - 3) **Final approval will be done by staff from PSRD Planning and UFD**
  - 4) **Applicant must upload a revised plan.**
- 15) ANC 6E01 - **925 RHODE ISLAND AVENUE NW** - Permittee: DEPARTMENT OF GENERAL SERVICES - Owner: DEPARTMENT OF GENERAL SERVICES - Fixture: Fence (Exception over 42"), Landscaping: Tree Planting, Tree Removal, Paving: ADA Curb Ramp, Driveway(s) Close Existing, Driveway(s) New- Commercial, Sidewalk(s) # 360532  
*Joy Ruffin is presenting the application. There are two reviewers' comments that have been put on the record in TOPS by PSRD Planning and upload the requested signage plan. The applicant stated that they didn't have the signage plan completed yet. They are still working with the communities and the signage plan should be ready by early next year FY2021. The applicant stated they will comply with the conditions set by the Urban Forestry Division.*

**1:48 pm –**

**Concept Approval: Approve w/Modifications**

**Vote: 3 to 0**

- 1) **Upload all three locations for the driveways being proposed in the TOPS application.**
- 2) **The south side of Pecan Street curb cut is not being reviewed by the PSC.**
- 3) **The PSC approved the 40' wide driveway design for emergency vehicles with 15' radius. and two 24' wide driveway designs with 6' radius**

16) ANC 8C03 - 2700 MARTIN LUTHER KING JR AVENUE SE - Permittee: Department of General Services  
- Owner: - Paving: Curb & Gutter(s) # 360593

*Mr. Ali SHEIAHBAHAEI and Mr. Richard Staudinger are presenting the application for St. Elizabeth's project. Mr. Staudinger gave a detailed description of the project. Chris Shaheen stated that the fifteen feet turn radius is excessive and are normally used in suburban sites.*

***The maximum width should be 24 feet in width per Chris Shaheen. The applicant stated that from an operational standpoint is what the hospital is asking for. He also stated that it is for the emergency access for the hospital. Chairman stated the there are only three driveways that are before the PSC review/approval. The issue is the 26'width should be 24' wide.***

**The PSC adjourned at 2:34 pm**