



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez
04- Arthur Barkmann; 05- Margaret Siegel; 06-Carl Roller
07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood

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ANC 3C Resolution No. 2016-014
Regarding HPRB Application No. 16-147 for Café Paradiso d.b.a.
NOHA, LLC, located at 2649 Connecticut Avenue NW

WHEREAS Café Paradiso d.b.a. NOHA, LLC located at 2649 Connecticut Avenue, NW, has filed an HPRB application to renovate, modernize, and expand the building which includes interior and exterior renovations; excavating the basement; expanding 1st floor; renovation of 2nd and 3rd floors to include 2 apartments on each floor;

WHEREAS Café Paradiso d.b.a. NOHA, LLC is located in a C-2-B district and within the Woodley Park Neighborhood Commercial Overlay District;

WHEREAS Café Paradiso d.b.a. NOHA, LLC plans are consistent with the zoning requirements as to the height, lot occupancy and floor area ratio;

WHEREAS several businesses (buildings) located within the Woodley Park Commercial District were built in the first three decades of the last century as residences - the balance of buildings were built as stores with residences or offices above;

WHEREAS there is no significant and/or cohesive architectural rhythm or character to the rear facades of these commercial buildings - with no consistent design or “line of sight” up and down the commercial side of the alleyway;

WHEREAS Café Paradiso d.b.a. NOHA, LLC met with the Woodley Park Community Association (WPCA) at its Wednesday, January 6 and Wednesday, February 10 meetings. These meetings were open to the public, and members and non-members of WPCA attended and participated;

WHEREAS the Woodley Park Community Association members and non-members expressed concerns as well as support for the project;

WHEREAS the Woodley Park Community Association Executive Board adopted a resolution to accept the owner’s renovation plans with the understanding the materials and paint color are not final and are subject to change;

WHEREAS ANC 3C finds that there has been and continues to be significant traffic and safety problems in the alleyway behind 2649 Connecticut Avenue due to carry-out vehicles, delivery trucks and trash pick-up; as well as significant rodent problem;

WHEREAS ANC 3C finds that the rear lot line of 2649 Connecticut Avenue abuts a residential district and is visible from those residences;

THEREFORE BE IT RESOLVED - ANC 3C supports the HPRB application for Café Paradiso d.b.a. NOHA, LLC and encourages HPRB to explore the following neighborhood concerns with the applicant:

- Retaining a discernible, historic pattern of concentrating massing along the Woodley Park Commercial District and of providing open views along the alley;
 - Extending the 1st floor toward the alley no further than the same floor of neighboring buildings, thus preserving an outermost sightline that prevails over a significant contiguous span of the alley.
 - Extending the 2nd and 3rd floors toward the alley no further than those floors extend for any other Connecticut Avenue facing property on the block.
- Preserving the rear roof line along the block, a significant portion of which is clearly visible from long stretches of Woodley Place and Woodley Road, by ensuring that it is not disrupted by added or reduced height; and
- Retaining the block-long pattern of unoccupied roof-tops and no roof-top decks.

BE IT FURTHER RESOLVED that the Chair, Commissioner Reba (ANC3C01) and/or their designee(s) are authorized to represent ANC 3C on this matter.

Attested by



Carl Roller

Chair, on March 21, 2016

This resolution was approved by a voice vote on March 21, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.