

**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

Minutes

April 23, 1979

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- III. Verification of notice was ascertained.
- IV. The vacancy for SMD-06 was published in the *D.C. Register* in March; candidates had until April 19, 1979 to file. Arons agreed to call the Board of Elections in an effort to extend the deadline for filing.
- V. Review of agenda topics regarding zoning:
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  - B. Saudi Chancery Application--This matter has been held up by the Saudi Ambassador. It was moved and approved that the Commission does not object to an indefinite postponement of consideration of the Application before the BZA.
  - C. BZA Application for a side yard variance at 3611 Idaho Avenue--The North Cleveland Park Citizens Association has taken no position on this. It was agreed by consensus that the Commission will send a letter to the BZA indicating that notice of the Application was received and that the Commission takes no position.
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Single Member District Commissioners, 1978-1979

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02-Ruth Haugen  
03-Bernie Arons  
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05-Katherine Coram

ANC-3C Office  
2737 Devonshire Place, N. W.  
Washington, D. C. 20008  
232-2232

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B. It was announced that the Community Recreation Advisory Board will hold a meeting on April 25th to discuss the city-wide recreation program and budget.

X. Human Resources and the Aging: The Chair noted that the recent fire in a halfway house on Lamont Street touches on the issues raised in Zoning case 78-12 (which was discussed later in the meeting). He asked if there were any thoughts or comments on this issue. Some questions were raised as to the adequacy of City inspections. Haugen noted that hearings on 78-12 have been set for May 21st.

XI. Housing: There was brief discussion about two recently announced condominium conversions near Connecticut Avenue and 29th Street.

## XII. Transportation Committee:

A. Berkshire Apartments--Williams explained briefly the proposal by the landlord to institute paid parking where currently it is free. This matter came before the Commission at its March meeting and had been referred to the Transportation Committee because of the possible impact on neighborhood parking. Williams explained that the resolution submitted to the Commission in March (a copy of which is attached to the file copy of these minutes) was too detailed for this Commission. He proposed that the Commission take a position: 1) against any action that creates on-street parking; and 2) against the implementation of parking fees if unauthorized under the D.C. rent control law. This proposal was moved and approved unanimously; it will be conveyed by letter to ANC-3E.

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A motion was made to reaffirm this Commission's position as stated in its letter of January 27th and to express concern that the recommendations of a Task Force are not reflected in the Zoning Commission's proposal. This was approved by a vote of 5-1 (Arons voting no).

B. Iran--Susan Aramaki discussed the submission of the "Findings Of Fact And Conclusions Of Law." She had been unable to get input from Tim Corcoran's law firm. There was some criticism of the fact that this Commission paid for work that could have been done by the counsel retained by residents of the affected neighborhood. Aramaki reported that she has sent a letter criticizing *ex parte* communications by Iran's counsel, Sylvan Marshall.

C. Aramaki gave a brief status report on the ABC matter in the *Kopff* case (Ireland's Four Provinces). One of the issues is the inadequacy of fire inspections.

D. Right turn on red--A proposed letter by Lindsley Williams was discussed. A list of intersections attached to the letter, which was also prepared by Williams, was specifically reviewed, with each Commissioner present making any changes. The letter was then adopted by consensus. Grinnell asked that the minutes show that his SMD is not suitable for right turn on red.

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April 23, 1979

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XIV. Addressograph machine: Grinnell reported that he has looked at the machine and that, although it is large, it will fit in the Commission's office. It will have to be moved, for which the Commission will have to pay. He recommended that the Commission accept it. Kopff and Williams concurred. The D.C. Council will have to approve the Commission's acceptance of this gift. It was moved, and unanimously approved, that Grinnell be authorized to pursue D.C. Council action and to investigate the availability of plates for the machine's use.

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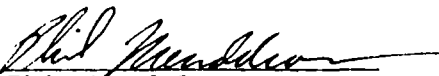
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XVI. The meeting adjourned at 10:38pm

Attached to the file copy of these minutes are the following:

- °Notice of the meeting as posted.
- °Treasurer's Report for the month of April, 1979.
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Respectfully Submitted  
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Phil Mendelson

Attested as Approved & Corrected:

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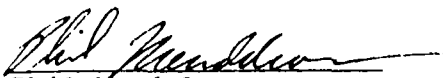
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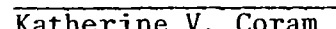
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Recording Secretary



12945

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



April 20, 1979

Lindsley Williams  
Advisory Neighborhood Commission 3C  
2737 Devonshire Pl., N.W.  
D.C.

Dear Mr. Williams :

This is to advise you that a public hearing has been scheduled by the Board of Zoning Adjustment to consider the following application located within the boundaries of your ANC:

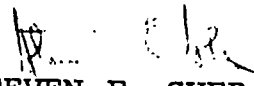
12945    Application of the Sidwell Friends School, pursuant to  
ANC 3C   Sub-section 8207.2 of the Zoning Regulations, for a  
         special exception under Paragraph 3101.42 to allow the  
         construction of a gymnasium, art center and a maintenance  
         building as additions to a private school in an R-1-B  
         District at the premises 3825 Wisconsin Avenue, N.W.,  
         (Square 1825, Lot 816).

This hearing will be held on May 23, 1979, in Room 11A of the District Building, 14th and "E" Streets, N.W. Cases in this area are scheduled to be heard between 9:00 A.M. and 1:00 P.M.. The formal notice of public hearing will appear in the D.C. Register.

The Office of Planning and Development reviews many of the application before the Board, to assist the Board in reaching a decision. To find out if the OPD is reviewing this application, or to communicate your views to the OPD regarding this application at this time, contact Mr. Kenneth T. Hammond, Director, Zoning Division, OPD, Suite 600, Munsey Building, 1329 "E" Street, N.W. If you wish further information on the technical aspects of the application or on the procedures which will govern consideration of this case, contact Mr. Hammond (727-6661) or the Zoning Secretariat, Room 9A, District Building, Washington, D.C. 20004, telephone number 727-6311.

If you wish to forward comments in writing directly to the Board, such comments should be addressed to the Board at Room 9A, District Building, Washington, D.C. 20004.

Very truly yours,

  
STEVEN E. SHER  
Executive Director

# JOE JEFF



April 24, 1979

Lindsley Williams  
ANC Commissioner

Dear Lindsley,

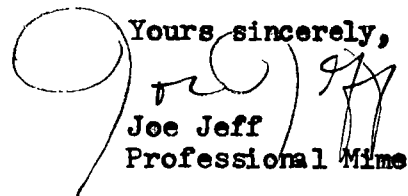
My name has been submitted to Mayor Barry for possible nomination to the District of Columbia Commission on the Arts. The Mayor has requested that I submit three letters of recommendation to support this nomination.

It is my sincere hope that you will assist me and the cultural life of the District by writing a letter to Mayor Barry in my behalf. The letter should include any information you may have about my personal expertise or experience in the artistic life of the District.

I have enclosed some clippings and a bio to better familiarize you with my personal background and commitment to the District.

I sincerely appreciate your help in this important matter and I know that a letter of endorsement from yourself will be most important in determining the outcome of this nomination.

Yours sincerely,

  
Joe Jeff  
Professional Mime

P.S. The letter should be sent to Mayor Marion Barry, District Building,  
Washington, D.C. 20004



# Congressional Record

PROCEEDINGS AND DEBATES OF THE 96<sup>th</sup> CONGRESS, FIRST SESSION

Vol. 125

WASHINGTON, THURSDAY, MARCH 29, 1979

No. 40

## Senate

Mr. HAYAKAWA. Mr. President, I call my colleagues' attention to the fact that a fascinating event will take place around the country in the next few days. This event has been named "National Mime Week" and, in the words of its sponsors, it is "an explosion of mime across the country—a celebration of American mime and its growth in recent years." I feel that it is only fitting that the Congress should express its support and appreciation by means of a resolution.

The Los Angeles Mime Guild is the actual sponsor of this idea and it has received the support of mime groups all across the country. In addition, Joe Jeff of the Wonder Co., a mime group here in Washington, has worked with my office in connection with this project.

Mr. President, there will be major mime productions going on in many cities across the country next week. In Washington, D.C., there will be the first annual National Mime Parade on Friday, April 6 at 12 noon featuring Red Skelton. The parade will march down Pennsylvania Avenue in silent celebration of this historic occasion. I also understand that two marching bands will join in.

They will pretend to play their instruments, but they will not actually blow on them.

They will be unique in a way, because you will be able to watch them but you will not be able to hear them.

At 1 p.m. the parade will end at the Corcoran Gallery of Art where Mrs. Walter Mondale will welcome the mimes and where they will perform throughout the weekend.

Mr. President, I move the adoption of the resolution.

The PRESIDING OFFICER. The question is on agreeing to the resolution.

The resolution was agreed to.

The preamble was agreed to.

The resolution, with its preamble, is as follows:

### S. RES. 124

Whereas the art of mime and pantomime as performed by American artists is recognized internationally to be an innovative and unique form of theatrical excellence;

Whereas the thousands of mime artists currently creating, producing and performing in our country contribute immeasurably to the richness of our cultural heritage;

Whereas a time should be set aside each year for the purpose of acknowledging pantomime as a cherished national treasure in our performing arts;

Whereas the nature of mime and pantomime is one of celebration, all Americans should be encouraged to share in the special magic of mime during this time by attending live performances, films and other media which present this highly prized art form;

*Resolved:* That the Senate of the United States show its support and appreciation by proclaiming April 1 through April 7 as National Mime Week.

# JOE JEFF



A.E.A. S.A.G. A.F.T.R.A.

## RESUME

202-462-5557

2701 Cortland Place N.W. 4

Washington, D.C.

20008

Ht.: 5'8"

Wt.: 122 lbs.

Shoe Size: 7½

Suit Size: 34

Hair Colour: Auburn

ACTOR  
DANCER  
MIME

Professional Stock: Nationwide appearances with Pat O'Brien, John Saxon, Sal Mineo, Russ Tamblyn, Jackie Coogan, Stefanie Powers, Lyle Talbot, Mercedes McCambridge. Supporting roles-Harry, THE TIME OF YOUR LIFE; Frankie, THREE MEN ON A HORSE; Bozo, MARATHON '33; Fuseli, GOLDEN BOY.

Television: (Recent) Celebrity Guest on Goodson-Todman Production, "To Tell the Truth" with Kitty Carlisle, Bill Cullen, Joe Garagiola, and Nipsy Russel. Televised in over one-hundred major markets. C.B.S. News.

Commercials: (National) Roto Rooter-On Camera. (Regional) Capital Plaza Shopping Center, Pantomime On Camera.

National Press: Appeared with former first Lady Betty Ford on the front page of Los Angeles Times, New York Daily News and other major newspapers. Featured photo in People magazine and news item in Time Magazine. Guest celebrity on over one hundred national and international radio broadcasts.

Local Television: (D.C. Market) Nine in the Morning, WTTG, WMAL.

Hailed nationally as America's Tap Master by leading dance critics. Brilliant Tap Dancer, stunning mime and an extremely versatile actor. Major Films: THE GREEK TYCOON, F.I.S.T.S.

THE UNITED STATES COMMISSIONER OF EDUCATION  
WASHINGTON



March 29, 1978

Mr. Joe Jeff  
Ms. Nancy Lynner  
THE WONDER COMPANY  
2701 Cortland Place, NW.  
Suite 2  
Washington, D.C. 20008

Dear Joe and Nancy:

Your performance in "The Teacher and the Pupil" at the National Teacher of the Year ceremonies last week was marvelous. Many thanks for sharing your superb talents with us, and we'll look for another opportunity to have you perform for us again.

Best wishes in the mime theatre and in all your future endeavors.

Warmest regards,

Cordially,

Ernest L. Boyer

# Public Occurrences

A Weekly guide of things to do, April 5-11

**MIME'S THE WORD** this weekend as many special events unfold celebrating National Mime Week. Senator Hayakawa of California sponsored a resolution passed by Congress earlier this week proclaiming April 1-7 National Mime Week. Events are planned in many cities and towns throughout the country, with parades and performances focusing on the art of mime.

The National Celebration begins in town Friday, 11:15 a.m., when a large parade will line up at the west steps of the Capitol. There will be speeches by

## Of Note

Sen. Hayakawa and Red Skelton, grand marshal of the parade. Noon marks the official start of the parade, which will proceed down Pennsylvania Avenue, turn left on 15th Street, wind behind the White House and proceed to the 17th Street entrance of the Corcoran Gallery of Art. Two marching bands will play at the Capitol, but will pantomime as they march in the parade, creating a silent celebration in tribute to American mime. At about 1 p.m. at the Gallery there will be an official welcome by Mrs. Joan Mondale and Mrs. Effie Barry (who will do her presentation in mime). At 2 p.m. there will be impromptu performances in the gallery spaces by mimes from all over the northeastern United States.



Photo by Michael Hauptschlein

Saturday, 11 a.m., 12:30 and 2:30 p.m., there will be a Mime Showcase in the Corcoran School of Art Auditorium. Impromptu performances are also scheduled throughout the day in the gallery spaces. Then on Sunday, 1 to 4 p.m., the Kennedy Center will salute Na-

*Go to* Celebrate National Mime Week with a smile.

tional Mime Week with free performances in the Grand Foyer. All events are free, but tickets are required for the Mime Showcase. Call 638-3211 (special events) to reserve tickets.

*Note: We were responsible for this entire event - including the legislative process —*

# Names/Faces



Sen. S. I. Hayakawa, R-Calif., won the hearts of the world's mimes this week when he sponsored a resolution in Congress declaring this week National Mime

Week. Here Hayakawa, wearing his well-known Tam O'Shanter, celebrates the occasion by clowning along with mime Joe Jeff (center) and comedian Red Skelton.

—Associated Press

It's National Mime Week  
The Cherry Blossom Parade down Constitution Avenue Saturday at 11 isn't the only one in town this weekend. This Friday, from noon to 1, National Mime Week's parade — of clowns, mimes and jugglers, led by Red Skelton — makes its way from the Capitol steps, along Pennsylvania and behind the White House, to the Corcoran. On Saturday there's a mime showcase in the Corcoran auditorium, at 11, 12:30 and 2:30. Use the New York Avenue entrance. Free, but make reservations. (Call 638-3211.)

APRIL 6, 1979

# Weekend

The Washington Post



# And Now a Moment of (Near) Silence

Clown and Senator Lead a National Salute to Pantomime

By Eve Zihart



Effi Barry mimes, with S.I. Hayakawa and Red Skelton, by Joe Heiberger



Eyes, Nose and Mouth marching together by Joe Heiberger—The Washington Post

The paraders waited; the police cruiser blinked silently. Alone in front, a young man in red baseball jacket with face of gentle surprise defined with eloquent palms an invisible wall that held back the crowd.

A moment later, as his exploring fingers revealed an opening, the marchers stepped off to the silence of a band whose instruments hung by their sides. Whitefaced hobos bowed to non-applause, and the boisterous wind nearly kited away the bearers of a "National Mime Week" banner.

Yesterday's noon parade would have gladdened the heart of even G. B. Shaw, the patron saint of brevity. From the Capitol to the Corcoran, it celebrated the arts of mime and pantomime—taciturn talents all too rare in this city of filibuster.

And it inaugurated an annual observance of mime as "a cherished national treasure in our heritage of art," via a resolution passed in the Senate yesterday under the sponsorship of S.I. Hayakawa. He read his proclamation aloud at the foot of the Capitol while over at the Corcoran, Joan Mondale waited with Effi Barry to repeat the speech like a closing parenthesis.

Centerpiece of the parade was an open convertible that odd-coupled sometimes silent comedian Red Skelton, the parade marshal, with sometime semanticist Hayakawa.

"I've been interested in mime for years," said Hayakawa, crowned in his usual fashion with a brilliantly striped knit beret.

"Yeah—he wrote too many books about words!" joked Skelton, his mouth open in a mask-of-comedy smile, and the hair that gave him his nickname, long since turned steely gray, irrepressibly gusting out from under an identical beret.

The parade—the official portion of a celebration scattered across the country and continuing today at the Corcoran—soon lost its silent-movie aura as onlookers began to laugh, clap and call out "Hey, Senator!" and "Hey, Red!" Several pedestrians were drawn into the dancing, posturing pro-

cession; some of the onlookers "clapped" silently. From one police motorcycle the radio grated irritably, "What's going on there?"

Musicians from the University of Maryland, marching out in front, occasionally snake-danced off Pennsylvania Avenue onto the sidewalk, in and out of the crowd. An exaggeratedly female dragon swished beside a Weary Willie; a disembodied nose, reminiscent of the "nose mitten" TV commercials for nasal spray, occasionally rejoined his "eyes" and "mouth" partners.

As the procession drew up before the Corcoran Gallery of Art, it was greeted by Corcoran director Peter Marzlo, Joan Mondale, and Effi Barry, "first lady of the District of Columbia," as Marzlo called her.

As the Cardoza band trumpeted "The Star-Spangled Banner," the red-jacketed mime, now astride a mettlesome stone lion, pantomimed the rockets' red glare and the bombs bursting in air. But when the honor guard smacked their flags to the

ground, the lion "bucked" wildly under him.

Then, after Mondale read the proclamation aloud, Effi Barry undertook to thank Skelton in his own idiom. Lifting back her shoulders, usually curved in like protective wings, she stepped into the silence at the eye of the gathering.

Her long fingers pressed gently against an invisible barrier. Like the youth at the beginning of the parade, she felt slowly and carefully along its cold surface. But she found a window, not a wall, and slid it up to lean out and blow Skelton a kiss. As he caught it and bowed, the quiet shattered into applause, and she stepped back as if from a spotlight.

In his own 20-second skit, Skelton summed up the professional's ability to twist the oldest elements into new humor. Plucking an apple from a tree, he enjoyed the meat, then grimaced over the worm. You see, he seemed to say, there's always a catch to these apples.



*file*

**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

April 28, 1979

Honorable Ruby B. McZier, Esq., Chairperson  
Zoning Commission of the District of Columbia  
District Building, Room 9-A  
Washington, D. C. 20004

Dear Ms. McZier:                      Re:    Zoning Commission Case 79-1 (Hotels)

The residents of Shoreham North, 2501 Calvert St. N. W., a condominium directly across the street from the Shoreham-Americana Hotel, have spoken with us about their long standing problem in connection with the tour busses in front of their building. The letter of April 27, 1979, addressed to you from Mrs. Leila Morrison for the Board of Directors describes the present situation. (copy attached).

We are asking that the attached material photocopied from their files be included in the record of the Zoning Commission Case 79-1 as an addendum to the communication on this matter from Mr. Lindlsey Williams, Chairperson, ANC 3-C dated April 28, 1979.

Thank you for your consideration of this request.

Respectfully submitted,

*Ruth Haugen*  
Ruth Haugen  
Commissioner, ANC 3C - 02

Attachments - 13 pages

cc: Honorable Polly Shackleton  
Honorable Jerry A. Moore  
Mr. Ivanoe Donaldson  
President, Board of Directors, Shoreham North  
Chairperson, ANC 3-C

P.S. The resident manager at Calvert House, 2401 Calvert Street, also has spoken with me recently about the problem as described by Mrs. Morrison. Complaints from residents are increasing.

*Re.*

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
02-Ruth Haugen  
03-Bernie Arons  
04-Lindsley Williams  
05-Katherine Coram

ANC-3C Office  
2737 Devonshire Place, N. W.  
Washington, D. C. 20008  
232-2232

06-Kay McGrath  
07-Gary Kopff  
08-  
09-Louis Rothschild  
10-David Grinnell

ATTACHMENTS from file re: BUS PROBLEM -

Shoreham North, 3501 Calvert St. N.W.

1. Letter dated April 27, 1979, to Mrs. Ruby McZier,  
re: Case 79 - 1 (Hotels) 2 pages
2. Memo dated May 18, 1976, to Tedson J. Meyers from  
Timothy L Harker - 3 pages
3. Letter dated May 4, 1976, to Chief Maurice J. Cullinane  
Metropolitan Police Department - 4 pages
4. Appendix A & Appendix B - Regulations re: unattended Motor  
Vehicles and Protection of Environment
5. Letter dated May 6, 1975, to Ms. Florence Goldberg, Presi-  
dent, Board of Directors, the Shoreham North  
from George M. Stafford, Chairman Interstate  
Commerce Commission, Washington, D. C. 20025

The Shoreham North file also includes considerable correspondence written by Mr. Knox Banner as President of the Board of Directors to governmental agencies written in 1974 and 1975 regarding this same problem.

*Ruth Hargan*

# *The* SHOREHAM NORTH

2501 CALVERT STREET, N.W. WASHINGTON, D.C. 20008 (202) 462-5500

April 27, 1979

Mrs. Ruby McZier  
Zoning Commission  
Room 9-A  
District Building  
Washington, D.C. 20004

*Re Case 79-1 (Hotels)*

Dear Mrs. McZier:

Tour busses that line up on Calvert Street in front of the Shoreham Americana Hotel, sometimes in a double line, constitute a health and safety hazard to the people who live on Calvert Street, to Metro bus riders and to commuters in private automobiles.

Even in good weather many bus drivers do not turn off their motors but let them idle for the thirty to forty minutes that they sit and wait for their passengers.

Many tour busses park and even double park in the area reserved for Metro bus loading and unloading. This fact forces Metro bus riders to embark and disembark in the middle of the street and speeding traffic.

During morning rush hours parked tour busses force automobile drivers, using the curb lane, to risk property and limb in attempts to move into the center lane to get by the tour busses.

The noise and carbon monoxide pollution created by unnecessarily idling motors and the traffic safety hazard created by the parked tour busses, as well as the waste of energy, is intolerable and must not be permitted to continue.

The Shoreham Americana should be required to provide tour bus loading and unloading facilities on its own property. It would then have an interest in quieting idling motors and in controlling other disregard for the laws of the District of Columbia.

Continued

page -2-

Mrs. Ruby McZier

Sincerely,

*Leila Morrison*

Leila Morrison  
Apartment #602  
Co-owner  
The Shoreham North

Addendum

I have just returned from a private meeting with Mr. Richard Abati, Executive Director of the Shoreham Americana Hotel. The tour bus problem on Calvert Street, N.W. was discussed at length. Mr. Abati expressed his desire to cooperate with the idea of Shoreham property use for Tour Busses but said, "it would not be feasible in cost".

*DM*  
cc: Mr. Graves - *Wanong Graves* - *Constituent Services* - *Mayor's Office*  
Ms. Shackleton  
Mr. Schnieder - *Douglas Schnieder*, DOT  
Ms. Haugen  
Mr. Abati  
Mr. Shreeve - *Pres. Bd. of Directors - Shoreham N.*  
Mr. Brinks - *JOHN V. BRINK - RES*

*chris fuller*

**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

April 28, 1979

Mr. Ivanhoe Donaldson  
General Assistant  
Executive Office of the Mayor  
Room 504, District Building  
Washington, D. C. 20004

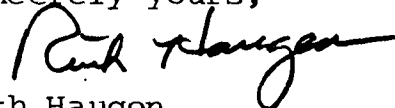
Dear Mr. Donaldson:

Re: Shoreham North  
Tour Bus problem

The material attached relative to the long standing problem of the tour busses on Calvert Street is being forwarded to you at the request of Ms. Leila Morrison who is acting for the Board of Directors.

She has been in touch with Mr. Graves in your office as well as the Police Department, Departments of Transportation, Environmental Services and Polly Shackleton's office.

Sincerely yours,



Ruth Haugen  
Commissioner, ANC 3C - 02

Attachments

cc: Honorable Polly Shackleton

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
02-Ruth Haugen  
03-Bernie Arons  
04-Lindsley Williams  
05-Katherine Coram

ANC-3C Office  
2737 Devonshire Place, N. W.  
Washington, D. C. 20008  
232-2232

06-Kay McGrath  
07-Gary Kopff  
08-  
09-Louis Rothschild  
10-David Grinnell

April 29, 1979

Mrs. Ruth Haugen,  
Commissioner of  
ward 3, Dist 2  
Washington, D.C. 20008

Dear Mrs Haugen:

This file was passed along to me by a  
board member of the Shoreham North, to forward  
pertinent information to proper authorities,  
relative to tour buses in Residential  
Areas. A member of the Committee also  
suggested material reach Mr. Charles  
Donaldson's desk (he was once a coarner here.)

Hopefully, your office will be able to  
give copies of pertinent material which  
may be of interest to Mrs. McTear's office  
in case 79-1, and leave a set in the Mayor's Office

Relative to our conversation a few minutes  
ago, please mention to Mrs. McTear's office  
that I neglected to properly identify the  
letter to Mrs. McTear. Although it was  
"Attn. Case 79-1" on the envelope.

Thank you.

Sincerely  
R. Thompson, #602  
Shoreham North

ADVISORY NEIGHBORHOOD COMMISSION 3-C  
Government of the District of Columbia

MENDELSON  
3C Minutes

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

April 28, 1979

Mr. Douglas N. Schneider, Jr.  
Director, Department of Transportation  
Government of the District of Columbia  
415 Twelfth Street, N.W.  
Washington, D.C. 20004

Dear Mr. Schneider:

This is a quite delayed response to your inquiry of December 18, 1978 asking for this Advisory Neighborhood Commission (ANC) to evaluate certain intersections within the area we serve in terms of whether or not right-turn-on-red (RTOR) might be considered.

This letter also comments on the RTOR rules proposed by your Department in the D.C. Register of April 27, 1979.

The specifics of our reply to your earlier inquiry were reviewed by the members of the ANC at its meeting of April 23, 1979. Our comments on the proposed rules are based on policy positions adopted at that meeting on the same subject.

Background

As you know, we have historically opposed RTOR in the District of Columbia because we sense it is a real threat to pedestrian safety. Indeed, national figures show higher accident rates affecting pedestrians in areas allowing RTOR. However, the preamble to the April 27 proposed rules indicate that RTOR is essentially being forced upon us by the Federal government.

We also recognize that, until recently, your Department was considering rules that would have allowed RTOR only where posted that this was possible. We had indicated that, if RTOR was to be allowed, this system appeared more reasonable than the so-called "Western" rule which would allow RTOR unless signed to the contrary. We supported the other rule in part because it would have required, in our view, fewer signs reducing both cost and visual clutter.

The Mayor recently announced that the District would be shifting to the "Western" rule. While it is the least desirable of the options judged on the basis of our principles, it may, in fact, be the safer course to pursue. We make this observation because casual study of driver behavior suggests that this Western rule is already being followed by the great bulk of out-of-District

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
02-Ruth Haugen  
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drivers. This practice seems to have taken hold, despite enforcement efforts to the contrary. The potential loser when rules such as these are unclear is the pedestrian. Thus, we reluctantly conclude that the Western rule may be the better approach if we have to have RTOR at all.

### Proposed Rule

The proposed rule carries forward criteria identical to those proposed earlier on RTOR. These include sight distance, pegged to the speed limit of the cross street, and four other factors.

With respect to the first, we would ask that the table of required sight distances be amended, if necessary, to take into account the fact that actual speeds on our streets often exceed the posted limit. For example, the Metropolitan Police Department has indicated to both your Assistant Director of Policies and Plans, Mr. James Clarke, III, myself, and others that it allows motorists on Reno Road/34th Street to have an "extra" ten (10) miles per hour over the posted speed limit before they will be pulled over and ticketed. This "10 mph" bonus should be factored into the conversion table.

The April 27 proposed rule goes on to propose a change in the meaning of red lights. The amended text would allow RTOR. It would not, however, allow a left-turn-on-red involving two one-way streets. This may be either intended or an oversight; the ANC has no position to recommend.

### General Concerns Regarding Implementation

The proposed rulemaking indicates your Department's expectations that only some fifteen percent of the intersections in the District will qualify for RTOR. Thus, for most intersections pedestrians can feel at some ease. We would like to inquire if some vivid means should be sought to differentiate RTOR intersections from those where RTOR is not permitted. For example, crosswalks might be painted yellow where RTOR is prohibited and left white where RTOR is allowed. Alternatively, small pedestrian-oriented signs could warn persons on foot where RTOR was allowed.

Persons on foot -- as well as bicyclists along certain bike routes -- that are travelling on the right side of the road in the same direction as traffic must obey traffic signals and may not cross an intersection against a red signal or a "Don't walk" sign. But, they do -- even if it is illegal to do so. Until now a look to the right and to the left has been sufficient to determine if a "safe" crossing could be made. With RTOR, these pedestrians and bicyclists must now be prepared to look behind, over their left shoulder as well. Hence, some indication that an intersection allows RTOR may be a useful investment for those pedestrians and bicyclists that would otherwise be at risk.



Evaluation of Intersections in ANC 3C

Enclosed please find a chart evaluating each approach to each intersection in ANC 3C. This evaluation responds to each of the suggestions made in the chart you transmitted in December with your inquiry. It omits, however, the following:

Wisconsin Avenue and Hall Place, N.W., and  
Wisconsin Avenue and "W" Place, N.W.

These intersections are totally within ANC 3B. They may wish to comment.

Consistent with our principle that RTOR should not be adopted, we are not recommending any ANC 3C intersections for inclusion in the RTOR program. The enclosed chart carries one of two notations for each approach to a given intersection. For most, we recommend against and so indicate by the term "No." A few approaches, however, seem not to meet criteria in your proposed rule. For these, we indicate "plausible." "Plausible" is not to be interpreted as a recommendation in favor of RTOR.

Conclusion

We hope you will find our comments and the enclosed chart useful in developing RTOR rules and implementing them in a fashion that places the safety of pedestrians at the head of the list of considerations.

Please let us know if you have any questions.

FOR THE COMMISSION,



Lindsley Williams, Chairperson

Enclosure

cc: Honorable Jerry A. Moore, Jr.  
Honorable Polly Shackleton  
James E. Clarke, III, DOT  
Robert G. Landolt, DOT

SIGNALIZED INTERSECTIONS WITHIN ADVISORY NEIGHBORHOOD COMMISSION 3C:  
Evaluation as to Appropriateness for Right Turn on Red

D.C. Department of Transportation criteria on RTOR provide for disallowing RTOR under several conditions. These are --

- |  |                                       |
|--|---------------------------------------|
| 1. <u>Sight distance</u>   | SD                                    |
| 2. <u>Geometry or operational characteristics</u>                          | G                                     |
| 3. Significant numbers of <u>children, elderly, or handicapped persons</u> | C, E, or H (singly or in combination) |
| 4. High volume of pedestrians  | P                                     |
| 5. Exclusive pedestrian "walk" signal at intersection                      | W                                     |

Listed below are all signalized intersections in or along the boundary of ANC 3C. The evaluation of all approaches to each intersection is set forth below.

Connecticut Avenue Intersections:

	<u>Evaluation</u>	<u>Basis</u>	<u>Comment</u>
Connecticut at Tilden			
Northbound	No	P,E	
Southbound	Plausible		Low right turn demand
Eastbound	No	P,E	
Westbound	No	P,E	
Connecticut at Sedgwick			
(Northbound	--	--	Not applicable)
Southbound	No	P,E	
Eastbound	No	P,E	
(Westbound	--	--	Not applicable)
Connecticut at Porter			
Northbound	No	G,P,E	
Southbound	No	P,E	
Eastbound	No	P,E	
Westbound	Plausible		Safety island there
Connecticut at Ordway			
Northbound, on Conn	No	G,P,E	
Northbound, on service Roadway	No	G,P,E	
Southbound	No	P,E	
Eastbound	No	P,E	
Westbound	No	P,E	
Connecticut at Macomb			
Northbound	No	P,E,C	{ Public Library with children's room Same, plus svc road Same (no svc road)
Southbound	No	P,E,C	
Eastbound	No	G,E,P,C	
Westbound	No	P,E,C	

Connecticut at Devonshire			
(Northbound	--	--	Not applicable)
Southbound	No	P,E	
Eastbound	No	P,E	
Westbound	No	P,E	Apt. driveway exit
Connecticut at Kennedy-Warren			
Garage Entrance and Exit			
Northbound	No	P,E,G	
(Southbound	--	--	Not applicable)
(Eastbound	--	--	Not applicable)
Westbound	No	P,E,G	
Connecticut at Zoo Vehicle			
Entrance and Exit			
Northbound	No	P,E,G	
(Southbound	--	--	Not applicable)
(Eastbound	--	--	Not applicable)
Westbound	No	P,E,G	
Connecticut at Zoo Main			
Pedestrian Entrance --			
No vehicular turns now			
possible.			
Connecticut at Cathedral			
Northbound	No	P,E,G	Acute angle
Southbound	No	P,E,G	Acute angle
Eastbound	No	P,E	
Westbound	No	P,E	
Connecticut at Woodley Road			
Northbound	No	P,E,G,H	Acute angle and
Southbound	No	P,E,G,H	METRO handicapped
Eastbound	No	P,E,H	elevator here
Westbound	No	P,E,H	
Connecticut at Calvert Street			
Northbound	No	P,E,C	Oyster School route
Southbound	No	P,E,C	" " "
Eastbound	No	P,E,C	" " "
Westbound	No	P,E,C	" " "
<u>Calvert Street Intersections:</u>			
Calvert at 24th Street			
Northbound	No	P,E,C,G	Oyster School route
Southbound	No	P,E,C	" " "
Eastbound	No	P,E,C	" " "
Westbound	No	P,E,C	" " "
Calvert at Exit Drive of			
Shoreham North and Entrance			
and Exit of Shoreham Garage			
Northbound	No	P,E,C	Oyster School Route
Southbound (driveway)	No	P,E,C	" " "
Eastbound	No	P,E,C	" " "
Westbound (driveway)	No	P,E,C	" " "

Calvert at 29th Street and

McGill Terrace (5-way int.)

Northbound (from McGill)	NO	E,C,G	Oyster School Route
Northbound (from 29th)	No	E,C,G	" " "
Southbound	Plausible		Low right turn demand
Eastbound (to 29th)	Plausible		Low right turn demand
Eastbound (to McGill)	No	G	
Westbound	No	E,C	

Reno Road/34th Street Intersections:

Reno at VanNess (ANC3F)

Northbound	Plausible		Low right turn demand
Southbound	No	G	
Eastbound	Plausible		
Westbound	No	C,SD	

Reno at Tilden and Springland

Northbound	Plausible		Safety island, low demand
Southbound	No	G	
Westbound	No	G,SD	
Eastbound	Plausible		No sidewalk north of Tilden east side Reno

Reno at Porter

Northbound	No	G,SD,C
Southbound	No	G,SD,C
Eastbound	No	G,SD,C
Westbound	NO	G,SD,C

Reno at Macomb

Northbound	No	SD,C	Eaton School
Southbound	No	SD,C	Eaton School
Eastbound	No	SD,C	Eaton School
Westbound	No	SD,C	Eaton School

Reno at Woodley Road

Northbound	No	Other	High accident corner
Southbound	No	Other	High accident corner
Eastbound	No	Other	High accident corner
Westbound	No	Other	High accident corner

Reno/34th at Cleveland Avenue

Northbound	No	G	Acute angle
(Southbound	--	--	Not applicable)
(Eastbound	--	--	Not applicable)
Westbound	No	G, SD	

Reno/34th at Garfield

Northbound		
Southbound	No	G
Eastbound	No	SD,G,C
Westbound	No	G,C

Reno/34th at Massachusetts:

See Massachusetts Avenue series

# Wisconsin Avenue Intersections:

Wisconsin at Van Ness			
Northbound	No	C,E	High accident corner
Southbound	No	C,E	" " "
Eastbound	No	C,E	" " "
Westbound	No	C,E	" " "
Wisconsin at (Tilden)			
Northbound (entrance & exit of P.O.)	No	C,E,H	
Southbound (entrance to Fannie Mae)	Plausible		Low right turn demand
Eastbound	No	SD	
(Westbound	--	--	Not applicable)
Wisconsin at Rodman			
(Northbound	--	--	Not Applicable)
Southbound	No	G,C	Conflicts with bus
Eastbound	No	SD,C	stop
(Westbound	--	--	Not Applicable)
Wisconsin at Porter			
Northbound	No	C,E	
Southbound	Plausible		Reassess after McLean
Eastbound	Plausible		Gardens Development
Westbound	No	C,E	
Wisconsin at Newark			
Northbound	No	C,E,H	Nursing Home nearby
Southbound	No	C,E,H	" " "
Eastbound	No	C,E,H	" " "
Westbound	No	C,E,H	" " "
Wisconsin at Macomb			
Northbound	No	C,E,H	Nursing Home nearby
Southbound	No	C,E,H	" " "
Eastbound	No	C,E,H	" " "
Westbound	No	C,E,H	" " "
Wisconsin at Woodley Road			
Northbound	No	C,E,H	
Southbound	No	C,E,H,G	
Eastbound	No	C,E,H,SD	Also conflicts with
Westbound	No	C,E,H	bus stop
Wisconsin at Cathedral			
Southbound	No	C,E,G	
Wisconsin at Massachusetts			
Northbound	No	G	Acute angle
Southbound	No	G	Acute angle
Eastbound	No	C,E	
Westbound	No	C,E	
Wisconsin at Garfield			
Northbound	No	G	Conflicts with south-
Southbound	Plausible		bound left turns
Eastbound	Plausible		
Westbound	No	G,SD	

Wisconsin at Edmunds*			
Northbound	Plausible		Low right turn demand
Southbound (entrance & exit to USSR Chancery)	Plausible		Reassess upon opening of chancery
Eastbound	Plausible		
Westbound	Plausible		Reassess upon opening of chancery

Wisconsin/37th at Calvert			
Northbound	No	C,E	Guy Mason Center near
Southbound (from Wisc)	No	G	
Southbound (from 37th)	No	C,E	School route + Center
Eastbound (to 37th)	No	C,E	
Eastbound (to Wisconsin.)	No	G	
Westbound	No	C,E	

Massachusetts Avenue Intersections:

Massachusetts at Idaho & 39th (six-way intersection with one-way roadways)

Northbound (39th to Mass Avenue)	No	C,E	Annuciation School
Southbound (39th to Mass Avenue)	Plausible		Low right turn demand
Eastbound (Mass to Idaho Avenue)	No	C,E	
Westbound (Mass to Idaho Avenue)	No	C,E	

Massachusetts at Cathedral

Northwest bound (Mass to Cathedral)	No	Other	One-way street
Southeast bound (Mass to Cathedral)	No	G	Acute angle
Eastbound (Cathedral to Massachusetts)	No	C,E,C	
Westbound (Cathedral to Massachusetts)	No	C,E,G	

Massachusetts at Garfield

Northwest bound	No	G	Low right turn demand
Southeast bound	No	G	Same, plus acute ang.
Eastbound	No	G	Conflicts with bike route
Westbound	No	G	Conflicts with bike route

Massachusetts at 34th/VP Mansion

Northbound	No	G	Nearby intersection with Obs. Circle
Southbound	No	G	
Eastbound	Plausible		Low right turn demand
Westbound	No	G	Reassess once 34th Street not Secondary Arterial

Massachusetts at Observatory Circle

Northbound	Plausible		Low right turn demand
(Southbound	--	--	Not applicable)
Eastbound	Plausible		
(Westbound	--	--	Not applicable)

Massachusetts at 30th Street

(Northbound	--	--	Not Applicable)
Southbound	Plausible		Crosses bike route
(Eastbound	--	--	Not Applicable)
Westbound	Plausible		Crosses bike route

Massachusetts at Rock Creek Drive  
and Whitehaven Street

Southbound	Plausible		Crosses bike route
Eastbound	Plausible		Crosses bike route
Westbound (Mass to Whitehaven)	No	SD,G	Acute angle
Westbound (White- haven to Mass Ave.)	Plausible		Crosses bike route

Other Intersections:

Cleveland Avenue at 32nd and  
Garfield (six-way intersec.)

Northbound (32 to Cle)	No	G,SD	Acute angle
Southbound (32 to Cle)	No	G,SD	Acute angle
Eastbound (Gar to Cle)	No	G,SD	
Westbound (Gar to Cle)	No	G,SD	
Northwest bound (Cle to Garfield)	No	G,SD	
Southeast bound (Cle to Garfield)	No	G,SD	

Cathedral Avenue and 39th Street

Northbound	No	C	School route
Southbound	No	C	School route
Eastbound	No	C	School route
Westbound	No	C	School route

---

\* The intersection of Edmunds and Wisconsin is complicated by the entrance and exit for the USSR chancery currently under construction. If this entrance/exit to remain, suggest that signals be moved so as to treat entrance/exit as part of the intersection rather than have it without signal for exiting and without signal for entering from northbound Wisconsin Ave.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF TRANSPORTATION  
415 12TH STREET, N. W.  
ROOM 508  
WASHINGTON, D. C. 20004



ADDRESS REPLY TO  
DIRECTOR OF TRANSPORTATION

DEC 1 1976

Ms. Kay McGrath  
Chairperson, ANC 3C  
2737 Devonshire Place, N. W.  
Washington, D. C.

Dear Chairperson, ANC 3C:

This letter is to request your assistance in the evaluation and selection of intersections in your neighborhood where right turns on red lights will be permitted. We have enclosed a list of intersections which are being considered for right-turn-on-red. We have excluded from consideration all intersection approaches which are unsafe for right-turn-on-red because of one or more of the following characteristics.

1. Sight distance of vehicles approaching from the left is less than the following minimums:

<u>Cross Street Speed Limit (mph)</u>	<u>Minimum Sight Distance (feet)</u>
20	120
25	150
30	190
35	220
40	270
45	320
50	360
55	410

2. The intersection has geometrical or operational characteristics which may result in unexpected vehicle or pedestrian conflicts.
3. There is significant crossing activity by children, elderly or handicapped persons.

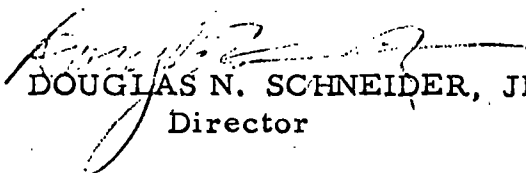


4. Significant pedestrian conflicts are expected due to a high volume of pedestrian crossings.
5. There is an exclusive pedestrian "walk" signal at the intersection.

Over the next few months, we will be installing right-turn-on-red along major traffic routes. Secondary routes will be considered as soon as we complete a neighborhood by neighborhood analysis of intersections and at that time we will send a final list of candidate intersections for your evaluation. We would appreciate your review of the enclosed list -- your comments will be heavily considered before any final action is taken.

Your comments should be forwarded to the Office of the Director, Department of Transportation, 415 12th Street, N. W., Room 508, Washington, D. C. 20004.

Sincerely yours,

  
DOUGLAS N. SCHNEIDER, JR.  
Director

Connecticut Ave. & Tilden Street, N.W.	-	Northbound, Southbound & Westbound
Connecticut Ave. & Sedgwick St, N.W.	-	Eastbound & Southbound
Connecticut Ave. & Cathedral Ave, N.W.	-	Westbound
Connecticut Ave. & Woodley Road, N.W.	-	Eastbound & Northbound <i>70</i>
Wisconsin Ave. & Van Ness Street, N.W.	-	Eastbound & Northbound
Wisconsin Ave. & Ent. to FNMA, N.W.	-	Eastbound
Wisconsin Ave. & Porter Street, N.W.	-	Eastbound, Westbound & Southbound
Wisconsin Ave. & Cathedral Ave, N.W.	-	Southbound
Wisconsin Ave. & Garfield Street, N.W.	-	Southbound, Eastbound & Westbound
Wisconsin Ave. & Hall Place, N.W.	-	Southbound
Wisconsin Ave. & "W" Place, N.W.	-	Eastbound
Massachusetts Ave. & 39th St. & Idaho Avenue, N.W.	-	Northbound, Eastbound & Westbound
Massachusetts Ave. & Cathedral Ave, N.W.	-	Northbound & Southbound
Massachusetts Ave. & Garfield Street, N.W.	-	Westbound Garfield Street & Northwestbound Mass. Avenue.
Massachusetts Ave. & Observatory Cir. N.W.	-	Northeastbound
Massachusetts Ave. & 34th Street, N.W.	-	All Possible
Massachusetts Ave. & 30th Street, N.W.	-	All Possible
Massachusetts Ave. & Whitehaven Street & Rock Creek Road, N.W.	-	All Possible

DEPARTMENT OF TRANSPORTATION  
NOTICE OF PROPOSED RULEMAKING

The Director of the District of Columbia Department of Transportation hereby gives notice of the intention to adopt the following change in the Highways and Traffic Regulations (17 DCRR Part I) in not less than thirty (30) days.

This amendment, if adopted, will permit all motor vehicles to turn right on red traffic signals in the District of Columbia unless prohibited by traffic sign.

On November 6, 1978, the Director of the Department of Transportation issued a temporary traffic regulation which permitted the Director to designate certain signalized intersections for right-turn-on-red (25 DCR 4461, dated November 10, 1978). The regulation issued at that time permitted such turns only where there was a traffic sign in place specifically authorizing the maneuver. This right-turn-on-red regulation was adopted primarily to satisfy certain federal regulations issued by the federal Department of Energy thus enabling the District of Columbia to remain eligible for certain federal energy dollars.

Since that time, the federal Department of Energy has issued new regulations which require all jurisdictions to adopt the more permissive form of right-turn-on-red, the so-called western rule, whereby right turns are permitted except where prohibited by sign. Therefore, if the District of Columbia is to continue to be eligible for certain federal energy funds, it is necessary to adopt this new form of right-turn-on-red in the city.

This change does not mean that there will be a greater number of right-turn-on-red intersections than previously planned under the sign permissive right-turn-on-red. The Department of Transportation, after several months of field study, has not changed its earlier estimate that less than 15 percent of the city's signalized intersection approaches will be appropriate for right-turn-on-red. Furthermore, there will be no change in the safety guidelines for implementing right-turn-on-red that were adopted in connection with the sign permissive regulation. However, since these guidelines were adopted in the context of sign

permissive right-turn-on-red and they are now being used in the context of generally permissive right-turn-on-red, these guidelines are now being republished and comments are invited again from the public.

Therefore, under the authority given by Reorganization Plan No. 2 of 1975, effective July 25, 1975 (21 DCR 3198; 22 DCR 961 D. C. Code Title 1 Appendix), the Director of the Department of Transportation hereby proposes the following rules:

Safety Guidelines for Right-Turn-On-Red

Right-turn-on-red will be prohibited at all intersection approaches with one or more of the following characteristics:

1. Sight distance of vehicles approaching from the left is less than the following minimums:

<u>Cross Street Speed Limit (mph)</u>	<u>Minimum Sight* Distance (feet)</u>
20	120
25	150
30	190
35	220
40	270
45	320
50	360
55	410

2. The intersection has geometrical or operational characteristics which may result in unexpected vehicle or pedestrian conflicts.
3. There is significant crossing activity by children, elderly or handicapped persons.
4. Significant pedestrian conflicts are expected due to a high volume of pedestrian crossings.
5. There is an exclusive pedestrian "walk" signal at the intersection.

To effect right-turn-on-red, it is proposed that the meaning of the red traffic signal be changed as follows so that right turns at red lights will be permitted in the District of Columbia except where prohibited by a traffic sign:

Director's Order No. 79-47

Commissioners' Order 58-292, dated February 20, 1958, (Highways and Traffic Regulations, sec. 11(c)(1)) is amended by deleting the following:

Vehicular traffic facing the signal shall stop before entering the crosswalk on the near side of the intersection or, if none, then before entering the intersection and shall remain standing until green, green arrow, or flashing yellow, is shown.

and substituting the following in lieu thereof:

Vehicular traffic facing the signal shall stop before entering the near crosswalk or, if none, before entering the intersection and shall remain stopped until green, green arrow, or flashing yellow, is shown, except that a vehicle facing a steady red signal may cautiously enter the intersection to turn right after stopping as required above. Such a vehicle shall yield the right of way to pedestrians within an adjacent crosswalk and to other traffic lawfully using the intersection.

Written public comments will be received on this proposed rule during the next thirty (30) days. Send all written comments to Robert G. Landolt, Department of Transportation, Room 508, 415 12th Street, N. W., Washington, D. C. 20004. Copies of this proposal may be obtained at this address upon request.

ADVISORY NEIGHBORHOOD COMMISSION 3-C  
Government of the District of Columbia

MENDELSON  
3C Minutes

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

April 28, 1979

Honorable Ruby B. McZier, Esq.  
Chairperson, Zoning Commission  
of the District of Columbia  
District Building, Room 9-A  
Washington, D.C. 20004

Dear Ms. McZier:

Re: Zoning Commission Case 79-2

This is to inform you that on the evening of Monday, April 23, the members of Advisory Neighborhood Commission 3C voted, unanimously, to join the parties petitioning you amend sections 7501.14 and 7501.4 of the Zoning Regulations (relating to planned unit developments) forwarded to you under the signature of Carol Currie Gidley and dated April 18, 1979.

Thank you for your kind attention to this matter.

FOR THE COMMISSION,

*Lindsley Williams*

Lindsley Williams, Chairperson

cc: Carol Currie Gidley  
Helen Wood

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
02-Ruth Haugen  
03-Bernie Arons  
04-Lindsley Williams  
05-Katherine Coram

ANC-3C Office  
2737 Devonshire Place, N. W.  
Washington, D. C. 20008  
232-2232

06-  
07-Gary Kopff  
08-  
09-Louis Rothschild  
10-David Grinnell

WASHINGTON, D. C. CITIZENS' PLANNING COALITION

4700 47th Street, Northwest  
Washington, D. C. 20016  
244-1379

Thursday, April 18, 1979

Ruby B. McZier, Esq., Chairperson  
All Members  
D. C. Zoning Commission  
City Hall  
Washington, D. C. 20004

Reference: Zoning Commission Case 79-2

Dear Chairperson McZier, Members of the Commission:

This is to request that the Zoning Commission schedule a hearing in addition to May 14, 1979, at 1:30 p.m.--specifically June 4--to continue the hearing on Case 79-2, for the reasons stated below.

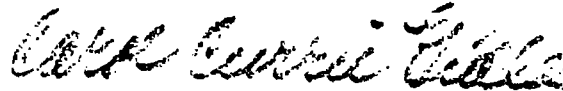
Many citizens intend to testify on Case 79-2 (and will give separate notice by May 7, as required). In addition, several expert witnesses are expected to testify at the hearing. It seems probable that the one-half day scheduled to hear the case during the afternoon of May 14 will be inadequate. Furthermore, in arranging for the testimony of expert witnesses, the Coalition needs to be able to specify the hearing dates.

Will the Commission please schedule a date in addition to May 14 for continuation of the hearing on Case 79-2. It is understood that June 4 is an open date on the Zoning Commission calendar. Accordingly, it is requested that the Commission schedule June 4 for the continuation of Case 79-2.

It will be appreciated if the Executive Director's office will notify me of the Zoning Commission action on this request, so that we can make arrangements accordingly. During the daytime, I can be reached at 225-2211. Thank you.

Sincerely yours,

FOR THE COALITION:



Carol Currie Gidley  
Chairman

Enclosure

BEFORE THE  
ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

In the Matter of Petition of the  
Undersigned Citizen Representatives  
for Amendment of Sections 7501.14 and  
7501.4 of the Zoning Regulations with  
Respect to Planned Unit Developments

Case No. 78-2

PETITION OF UNDERSIGNED CITIZEN REPRESENTATIVES FOR AMENDMENT OF SECTIONS 7501.14  
AND 7501.4 OF THE ZONING REGULATIONS WITH RESPECT TO PLANNED UNIT DEVELOPMENTS  
IN THE COMMERCIAL, CR, AND SP ZONE DISTRICTS

Pursuant to the provisions of D. C. Code Section 1-1505(b)(1973 ed.) and Part III of the Commission's Rules of Practice and Procedure, the undersigned Petitioners hereby petition the Commission:

1. To amend Sections 7501.14 and 7501.41 through 7501.45 of the Zoning Regulations so as to apply to all Zone Districts mandatory maximum standards with respect to height, FAR, and percentage of lot occupancy.
2. To hold a duly noticed Public Hearing on the proposed amendments to the PUD regulations at the earliest possible date.

I. THE PROPOSED AMENDMENTS

Petitioners request the Commission to (1) delete the second sentence of Section 7501.14, all of Sections 7501.41 and 7501.43, and the last sentence of Section 7501.45; and (2) revise Sections 7501.42 and 7501.44 so they will apply to all Zone Districts. A proposed amendment of these two sections is attached.

II. THE PRESENT "GUIDELINES" WITH RESPECT TO MAXIMUM HEIGHT, FAR, AND  
LOT OCCUPANCY FOR PUD'S IN COMMERCIAL, CR, AND SP DISTRICTS SHOULD  
BE REPLACED BY BINDING MAXIMUM STANDARDS 1/

Until Zoning Commission Order No. 251 became effective in February 1979, legal standards with respect to maximum building height and bulk, which represent basic elements in this city's zoning system, applied to PUD's as to all other types of development. Under this Order, however, definite standards with respect to height, FAR, and lot occupancy are eliminated in PUD's in Commercial, CR, and SP districts and replaced by "guidelines" which the Commission may exceed at its discretion in approving PUD applications.

- 1/ If the change from maximum standards to "guidelines" had been encompassed within the Notice of Public Hearing on Case 78-1 and citizen representatives had had an opportunity to testify on this change at that hearing, our objection to the change and the reasons for it would have been made clear. This Petition is necessitated by the absence of any opportunity so far for citizens to testify on this crucial change in the Zoning Regulations.



The only requirement for exceeding the guidelines is very loose and general-- that an applicant shall show "the public benefits and other meritorious aspects of the proposal which will result" if additional building height and/or bulk is approved. As this requirement is phrased, it might be met, for example, by a showing merely that a larger building would yield larger profits and hence larger tax revenues to the city. This is a common argument for massive development and one which could be used to justify larger and larger buildings in PUD's, in the absence of any legal standards on their height and bulk (short of the Federally imposed height limits).

It should be noted further that, with the simplification of the PUD process and the drastic reduction in the minimum size of PUD's in Commercial, CR, and SP Districts also embodied in Order 251, PUD's will tend to become much the most pervasive form of development in these districts. And in these PUD's, the "guidelines" with respect to height and bulk will tend to become minimums (not maximums), which the phraseology of Order 251 will encourage developers to exceed in their project plans and applications.

Yet these guidelines, which are much above the matter-of-right limits for the given district, represent, at best, the highest tolerable levels of building height and density in most districts. In some cases, even the guidelines are too high from the viewpoint of neighborhood and environmental impacts. Furthermore, the new regulations contain no suggestion that developers should provide public benefits to offset detriments to the neighborhood from building height and bulk up to the guideline levels; the requirement with respect to such benefits, loose as it is, applies only to even higher or bulkier buildings.

Of equal or greater importance is the result that, under the new regulations, what amounts to spot or contract zoning of each separate PUD parcel is substituted for zoning controlled by standards on which impacted neighborhoods could rely for their protection. Conflict seems inevitable, in PUD after PUD, between developers' efforts to maximize profits by maximizing building height and bulk and citizens' concern to protect and enhance their neighborhoods and the city generally. If the expected flow of PUD's is to be handled at all adequately, the burden on citizen representatives and also on the OPD, the Zoning Commission, and other concerned city agencies will be overwhelming.

The result could well be to greatly undermine the city's zoning system. The urgency of a full reconsideration of this drastic change is great. It is essential that this ending of zoning standards and its far-reaching implications receive careful study and testimony so far lacking; and that the reconsideration and amendment process be completed as quickly as possible--before time has been spent by developers and others on plans and applications subject to invalidation by the amendments requested in this Petition.

### III. CONCLUSION

The above is a brief summary of some of the major considerations which have impelled the undersigned citizen representatives to petition for amendment of Sections 7501.14 and 7501.4 and for a speedy, priority hearing and action on these proposed amendments. We urgently and respectfully request the Zoning Commission to grant us and other concerned citizens an opportunity to testify soon and fully on these and other implications and consequences of the ending of maximum standards with respect to building height, FAR, and lot occupancy in PUD's in Commercial, CR, and SP Districts.

Respectfully submitted,

Attachment

Dated: April 19, 1979

PROPOSED AMENDMENT OF SECTIONS 7501.42 AND 7501.44 OF THE ZONING REGULATIONS  
(DEVELOPMENT STANDARDS FOR PLANNED UNIT DEVELOPMENTS IN THE C, CR, AND SP  
ZONE DISTRICTS)

7501.42 No building or structure shall exceed the maximum height permitted in the least restrictive district within the project area. The Zoning Commission may, in its discretion, establish more stringent standards than those set forth herein. For the purposes of this paragraph, the maximum height of buildings and structures in each district shall not exceed the following:

<u>Zone District</u>	<u>Maximum Height</u>
R-1-A, R-1-B, R-2, R-3	40 feet
R-4, R-5-A, W-1, W-2, C-M-1	60 feet
R-5-B, R-5-C, R-5-D, W-3, C-M-2, C-M-3, M	90 feet
Q-1	40 feet
C-2-A	65 feet
SP-1	75 feet
SP-2, C-2-B, C-2-C, C-3-A	90 feet
QR	110 feet
C-3-B, C-4, C-5 (PAD)	130 feet
Q-5 (PAD) (where permitted by the Act of 1910 along the north side of Pennsylvania Avenue)	160 feet

7501.44 The floor area ratio of all buildings shall not exceed the aggregate of the floor area ratios as permitted in the several districts included within the project area. The Zoning Commission may, in its discretion, establish more stringent standards than those set forth herein. For the purposes of this paragraph, the maximum permitted floor area ratios shall not exceed the following:

<u>Zone District</u>	<u>Maximum FAR</u>
R-1-A, R-1-B, R-2	0.4
R-3	0.6
R-4, R-5-A	1.0
R-5-B	3.0
R-5-C	4.0
R-5-D	6.0
W-1	3.0, not more than 1.0 of which may be used for other than residential purposes.
W-2	4.0, not more than 2.0 of which may be used for other than residential purposes.
W-3	6.0, not more than 5.0 of which may be used for other than residential purposes.
C-M-1	3.0
C-M-2	4.0
C-M-3, M	6.0

<u>Zone District</u>	<u>Maximum Floor Area Ratio</u>		
	<u>Residential</u>	<u>Commercial, including Hotels and Motels</u>	<u>Total</u>
SP-1	4.5	3.5	4.5
SP-2	6.5	4.5	6.5
CR	8.0	4.0	8.0
C-1	1.0	1.0	1.0
C-2-A	3.0	2.0	3.0
C-2-B	6.0	2.5	6.0
C-2-C	6.0	2.5	6.0
C-3-A	4.5	3.0	4.5
C-3-B	7.0	7.0	7.0
C-4	10.5	10.5	10.5
C-4 (facing a street at least 110' wide)	11.0	11.0	11.0
C-5 (PAD)	12.0	12.0	12.0

Signatories to the P.U.D. Petition

John Tetrault, Frederick Douglass  
Community Improvement Council\*  
Mozelle Watkins, ANC 5A\*  
Leila Smith, Don't Tear It Down\*  
John Osbourne, Midway Civic Association\*  
Louise Wise, D. C. Federation of  
Civic Associations\*  
James Hannaham, Ward Seven  
Sara Green, ANC 4B01  
Dale Hudelson, Ward Two  
Bernard Cain, Upper Northeast  
Coordinating Council\*  
Wes Garrett, ANC 4B  
Harriet Hubbard, Dupont Circle  
Citizens' Association\*  
Dick Westbrook, ANC 2D\*  
Barry F. Gidley, Friendship  
Neighborhood Coalition  
Nathan Bossard, Brookland  
Civic Association\*  
Willis Greene, Chairperson, ANC 7C  
Ann Hughes Hargrove, Ward One  
James Harvey, Metropolitan Washington  
Planning and Housing Association\*  
Eva Hinton, Ward Three  
Grace Lockwood, Chairperson, ANC 3A  
Larry Myers, President, Kalorama  
Citizens Association  
John Pontius, ANC 6B Commissioner  
Carol M. Owens, President,  
American University Park  
Citizens' Association  
Katharine Sullivan, Ward Three  
Connie Fortune, Ward Five  
Marie Drissel, Ward Two  
Lindsley Williams, ANC 3C04  
James E. Nuttall, Ward Six  
James F. Onley, Ward Seven  
Helen Wood, Chairperson, Wisconsin  
Avenue Corridor Committee  
Anne Sellin, Dupont Circle Citizens'  
Association  
Charles Poor, President, Citizens'  
Association of Georgetown  
Bob Archer, President,  
Palisades Citizens' Association  
Clinton B. D. Brown, ANC 3G Commissioner  
Karl F. Mautner, ANC 3G Commissioner  
Robert Barry, President, Glover  
Park Citizens' Association\* and  
Zoning Committee Chairman, D. C.  
Federation of Civic Associations\*

\*Affiliation shown for identification purposes only.

Joe Garner, ANC 3D\* (Palisades, Spring Valley,  
 Wesley Heights)  
 Bert Anderson, League for Urban Land  
 Conservation  
 Larry Monaco, Ward Six  
 Jim Slicer, Vice President,  
 Ward Four Democrats\*  
 Richard Wolf, President,  
 Capitol Hill Restoration Society  
 Donald Lief, President,  
 Chevy Chase Citizens' Association  
 Wesley H. Long, ANC 2D02  
 Robert McFadden, Burleith Citizens'  
 Association\*  
 William Blount, ANC 7B Commissioner (Naylor,  
 Dupont, Fort Davis)  
 Mary Alice Branch, ANC 4A Commissioner  
 (Brightwood, Shepherd Park)  
 Ward Bucher, North Dupont  
 Community Association\*  
 Donald Shannon, Zoning Chairman,  
 ANC 3A (Georgetown)  
 Fisher Howe, President, Coalition for  
 Planned Environmental Development\*  
 George Wheeler, Zoning Committee  
 Chairman, ANC 2B\* (Dupont Circle)  
 Nathan Bossard, Ward Five  
 Wesley B. Collins, Eastland Gardens  
 Civic Association\*  
 Jerrie Linder, Citizens' Committee to  
 Save Historic Rhodes Tavern\*  
 William Washburn, Anacostia Economic  
 Development Corporation\*  
 Nate Sims, President, Neighbors, Inc.  
 Everett Scott, President, D. C. Federation  
 of Civic Associations  
 Ann Hume Loikow, ANC 2A\* (Foggy Bottom/West End)  
 William H. Carroll, President  
 Woodley Park Community Association  
 Thomas Lodge, Logan Circle Community Association  
 Rick Sowell, NUV-1 Crispus Attucks Park  
 of the Arts, and ANC 5C Commissioner  
 Theresa Brown, Le Droit Park Preservation Society\*  
 Viola Bowen, ANC 8B\* (Anacostia, Garfield Heights)  
 Larry Bonner, ANC 1A\* (Upper Cardozo)  
 Margaret Rozzelle, President, South West  
 Neighborhood Assembly  
 Anthony Hillary, ANC 1B\* (University Heights)  
 Carol Currie Gidley, Chairperson, ANC 3E  
 (American University Park/Friendship Heights)

\*Affiliation shown for identification purposes only.

# District of Columbia Zoning Commission

## NOTICE OF PUBLIC HEARING

CASE No. 79-2 PROPOSED RULEMAKING ON PLANNED UNIT DEVELOPMENTS INITIATED BY THE ZONING COMMISSION.

**TIME AND PLACE:** MONDAY, MAY 14, 1979, beginning at 1:30 P.M., Room 11-A, District Building, 14th & "E" Streets, N. W., Washington, D. C.

### FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

THE ZONING COMMISSION WILL HEAR TESTIMONY AND RECEIVE WRITTEN COMMENTS ON ITS PROPOSED RULES WITH REGARD TO THE FOLLOWING:

- 1) New rules regarding guidelines and standards for planned unit developments (PUD's) in residential, waterfront, and industrial districts.
- 2) New rules regarding the minimum area requirements for planned unit developments in all districts. In this regard, the Zoning Commission is also considering whether to provide for a rule to waive the normal minimum area requirement for any PUD, and the standards which would govern such a waiver.

THE SPECIFIC PROPOSED RULES ARE SET FORTH IN THE COMMISSION'S NOTICE OF PROPOSED RULEMAKING WHICH IS PUBLISHED IN THIS ISSUE OF THE D. C. REGISTER IN THE RULEMAKING SECTION [AT PAGE 9440].

The public hearing will be held in accordance with the provisions of Part III of the Rules of Practice and Procedure of the Zoning Commission (18 DCR 891, Supp. 3, July 6, 1972). Time limitations will be imposed on testimony. Individuals, organizations, or associations wishing to testify should file their intention to testify by May 7, 1979 with the Zoning Secretariat. Written statements, in lieu of personal appearance or oral presentation, may be submitted for inclusion in the record. (Please include case number).

ZONING SECRETARIAT: Room 9A, District Building, 14th & E Sts., NW  
Washington, D. C. 20004 [Telephone- 727-6311]

DISTRICT OF COLUMBIA ZONING COMMISSION

NOTICE OF PROPOSED RULEMAKING

The Zoning Commission of the District of Columbia hereby gives notice of its intent to adopt amendments to the Zoning Regulations in not less than 30 days from the date of publication of this notice. Pursuant to the authority set forth in the D. C. Zoning Act (Act of June 20, 1938, 52 Stat. 797, as amended, D. C. Code, §5-413, et. seq., 1973 Ed. Supp. V), the Commission will consider amendments to its rules adopted February 8, 1979 (New Regulations on Planned Unit Developments- PUD's) in the following areas:

- 1) New rules regarding guidelines and standards for planned unit developments (PUD's) in residential, waterfront, and industrial districts.
- 2) New rules regarding the minimum area requirements for planned unit developments in all districts.

In this regard, the Zoning Commission will also consider whether to provide for a rule to waive the normal minimum area requirement for any PUD, and the standards which would govern such a waiver.

The Zoning Commission will also hold a public hearing to receive testimony on these matters. The hearing will be held on Monday, May 14, 1979, beginning at 1:30 p.m. in Room 11-A of the District Building, 14th and E Sts, N.W., Washington D. C.

[NOTE —SEE PUBLIC HEARING NOTICE PUBLISHED IN THIS ISSUE]

THE SPECIFIC PROPOSED AMENDMENTS ARE SET FORTH ON THE  
PAGES WHICH FOLLOW.....

## 1. GUIDELINES AND STANDARDS FOR "R", "W", C-R and "M"

- A. Delete existing paragraph 7501.42, governing permitted height in PUD's in, "R", "W", C-M and "M" Districts, which reads as follows:

7501.42 For a project located in any residential, waterfront or industrial district, no building or structure shall exceed the maximum height permitted in the least restrictive district within the project area. The Zoning Commission may, in its discretion, establish more stringent standards than those set forth herein. For the purposes of this paragraph, the maximum height of buildings and structures in each district may be established as follows:

<u>Zone District</u>	<u>Height</u>
R-1-A, R-1-B, R-2, R-3	40 feet
R-4, R-5-A, W-1, W-2, C-M-1	60 feet
R-5-B, R-5-C, R-5-D, W-3, C-M-2 C-M-3, M	90 feet

- B. Amend existing paragraph 7501.41, to include height regulations for PUD's in "R", "W", C-M and "M" Districts, to read as follows:

7501.41 The height of buildings and structures shall be as determined by the Zoning Commission in each case. The heights specified in the table below are to be considered as guidelines only. The Commission reserves the option to approve a height greater or lesser than the guideline indicated. The specific height approved by the Commission for a particular planned unit development will depend upon the exact circumstances surrounding the application, including the location and physical characteristics of the property, the nature of surrounding properties, uses and buildings and the design of the proposed project. To exceed the guidelines indicated, the applicant shall have the burden of demonstrating and justifying the public benefits and other meritorious aspects of the proposal which will result if the additional height is approved.

<u>Zone District</u>	<u>Height</u>
R-1-A, R-1-B, R-2, R-3, C-1	40 feet
R-4, R-5-A, C-M-1, W-1, W-2	60 feet
C-2-A	65 feet



APR 13 1979

SP-1	75 feet
R-5-B, R-5-C, R-5-D, SP-2	
C-2-B, C-2-C, C-3-A, W-3	
C-M-2, C-M-3, M	90 feet
CR	110 feet
C-3-B, C-4, C-5 (PAD)	130 feet
C-5 (PAD) (where permitted by the Act of 1910 along the north side of Pennsylvania Avenue)	160 feet

- C. Delete existing paragraph 7501.44, governing permitted floor area ratio in PUD's in "R", "W", C-M and "M" Districts, which reads as follows:

7501.44 For a project located in any residential, waterfront or industrial district, the floor area ratio of all buildings shall not exceed the aggregate of the floor area ratios as permitted in the several districts included within the project area. The Zoning Commission may, in its discretion, establish more stringent standards than those set forth herein. For the purposes of this paragraph, the maximum permitted floor area ratios may be as follows:

<u>Zone Districts</u>	<u>FAR</u>
R-1-A, R-1-B, R-2	0.4
R-3	0.6
R-4, R-5-A	1.0
R-5-B	3.0
R-5-C	4.0
R-5-D	6.0
W-1	3.0, not more than 1.0 of which may be used for other than residential purposes.
W-2	4.0, not more than 2.0 of which may be used for other than residential purposes.

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W-3

6.0, not more than  
5.0 of which  
may be used  
for other  
than resi-  
dential  
purposes.

C-M-1

3.0

C-M-2

4.0

C-M-3, M

6.0

- D. Renumber existing paragraph 7501.43 to 7501.42, and amend it, to include FAR regulations for PUD's in "R", "W", C-M and "M" Districts, to read as follows:

7501.42 The gross floor area of all buildings shall be as determined by the Zoning Commission in each case, and shall be the aggregate of the floor area ratios, as specified in the table below, for the districts included within the project area. The floor area ratios specified are to be considered as guidelines only. The Commission reserves the option to approve a floor area ratio greater or lesser than the guideline indicated. The specific floor area ratio approved by the Commission for a particular planned unit development will depend upon the exact circumstances surrounding the application, including the location and physical characteristics of the property, the nature of surrounding properties, uses, and buildings, and the design of the proposed project. To exceed the guidelines indicated, the applicant shall have the burden of demonstrating and justifying the public benefits and other meritorious aspects of the proposal which will result, if the additional floor area is approved.

#### Floor Area Ratio

<u>Zone District</u>	<u>Residential</u>	<u>Commercial including, Hotels and Motels</u>	<u>Total</u>
R-1-A, R-1-B, R-2	0.4	0.4	0.4
R-3	0.6	0.6	0.6
R-4, R-5-A	1.0	1.0	1.0
R-5-B	3.0	3.0	3.0
R-5-C	4.0	4.0	4.0
R-5-D	6.0	6.0	6.0
SP-1	4.5	3.5	4.5
SP-2	6.5	4.5	6.5

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W-1	3.0	1.0	3.0
W-2	4.0	2.0	4.0
W-3	6.0	5.0	6.0
CR	8.0	4.0	8.0
C-1	1.0	1.0	1.0
C-2-A	3.0	2.0	3.0
C-2-B	6.0	2.5	6.0
C-2-C	6.0	2.5	6.0
C-3-A	4.5	3.0	4.5
C-3-B	7.0	7.0	7.0
C-4	10.5	10.5	10.5
C-4 (facing a street at least 110' wide)	11.0	11.0	11.0
C-5 (PAD)	12.0	12.0	12.0
C-M-1	3.0	3.0	3.0
C-M-2	4.0	4.0	4.0
C-M-3, M	6.0	6.0	6.0

- E. Delete existing paragraph 7501.45, governing lot occupancy in PUD's which reads as follows:

7501.45 The percentage of lot occupancy, shall be as otherwise prescribed in these Regulations. However, in any Commercial, CR or SP District, the Zoning Commission has the option to approve a lot occupancy greater or lesser than the normal requirement, depending upon the exact circumstances of the particular project.

- F. Add a new paragraph 7501.43, governing lot occupancy in PUD's, to read as follows:

7501.43 The percentage of lot occupancy, should normally be as otherwise prescribed in these Regulations. However, the Zoning Commission has the option to approve a lot occupancy greater or lesser than the normal requirement, depending upon the exact circumstances of the particular project.

- G. Renumber existing paragraph 7501.46 to 7501.44 and 7501.47 to 7501.45.

2. Minimum Area Requirements

The present minimum area requirements are as follows:

7501.211 A minimum of 15,000 square feet for projects located in any Commercial, CR or SP District.

7501.212 A minimum of three acres for projects located in any residential or industrial district, except that in an R-5-D or C-M-3 District, or when not less than seventy-five per cent of the project is in one or more

APR 13 1979

such districts, the area required may be reduced to not less than one acre.

7501.213 A minimum of 20,000 square feet for projects located entirely within a Waterfront District.

The Commission wishes to receive testimony on the following issues:

- A. Whether the minimum area requirements in all districts should be increased, decreased or remain the same.
- B. Whether the minimum area requirement should be eliminated.
- C. Specifically, whether the requirements for "R", "W", C-M and "M" Districts should be reduced to the same level as the "C", CR and SP Districts.

The regulations presently allow for a waiver of the minimum area requirements in "R", "W", C-M and "M" Districts, as follows:

7501.22 For a project located in any Residential, Waterfront or Industrial District, when the Zoning Commission with the concurrence of the District of Columbia Office of Planning and Development and after public hearing, finds that an application for a planned unit development is of exceptional merit and in the best interests of the city or the country, then the Zoning Commission may approve said planned unit development in accordance with the requirements and procedures of this section even though the application does not meet the area requirements of this sub-section.

The Commission wishes to receive testimony on the following issues:

- A. Whether the waiver provision should be extended to all Districts.
- B. Whether the waiver provision should be eliminated.
- C. What standards, if any, should govern the waiver provision.

The Commission will also receive testimony and consider other comments and proposals related to the questions of the minimum area requirements.

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Proposed amendments to the text of the Zoning Regulations of the District of Columbia, pursuant to the Zoning Act (Act of June 20, 1938, 52 Stat. 797, as amended, Section 5-413 et. Seq., D. C. Code, 1973 ed.).

The public hearing on this case will be conducted in accordance with the provisions of Part III of the Rules of Practice and Procedure of the Zoning Commission of the District of Columbia (18 D. C. Register 891, Supp. No. 3, July 6, 1972). Pursuant to said Rules, the Commission will impose time limitations on testimony presented to it in this public hearing. [ SEE PUBLIC HEARING NOTICE]

All individuals, organizations or associations wishing to testify in this case should file their intention to testify in writing with the Executive Director of the Zoning Secretariat, by May 7, 1979. Written statements, in lieu of a personal appearance or oral presentation, may be submitted for inclusion in the record.

Information should be forwarded to the Executive Director Office of the Zoning Secretariat, Room 9-A, District Building, 14th & "E" Streets, Washington, D. C., 20004. Please include the number of the particular case. For further information, call the Zoning Secretariat at 727-6311.

RUBY B. McZIER, THEODORE F. MARIANI, WALTER B. LEWIS, JOHN G. PARSONS AND GEORGE M. WHITE----- ZONING COMMISSION OF THE DISTRICT OF COLUMBIA, BY STEVEN E. SHER, EXECUTIVE DIRECTOR, ZONING SECRETARIAT.

ADVISORY NEIGHBORHOOD COMMISSION 3-C

Government of the District of Columbia

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

April 28, 1979

Honorable Ruby B. McZier, Esq., Chairperson  
Zoning Commission of the District of Columbia  
District Building, Room 9-A  
Washington, D.C. 20004

Dear Ms. McZier:

Re: Zoning Commission 79-1 (Hotels)

This letter is submitted in response to the Notice of the above-captioned case appearing in the D.C. Register of March 2, 1979 alerting the public of the hearing held by the Zoning Commission on Monday, April 2, 1979 to "... consider generally the issues regarding hotels and motels in the District of Columbia."

The area served by this Advisory Neighborhood Commission (ANC) includes a number of hotels located within what would otherwise be truly residential neighborhoods. These include the Sheraton Park (2660 Woodley Road), the Shoreham-Americana (2500 Calvert Street), and the Holiday Inn (North Georgetown, Wisconsin at Calvert). The area served by this ANC also includes much land currently mapped R-5-B or R-5-C which runs, in general, along Wisconsin and Connecticut Avenues with segments of C-1, C-2-A, C-2-B, and C-3-A in between.

This ANC commented previously during the course of cases 78-1 and 78-2 on the matter of hotels. The gist of those comments, which were echoed by area community organizations also participating in those cases, was that hotels were not an inherently residential use. We, and the community organizations with which we are working, were pleased to see that the Zoning Commission, in its orders flowing from cases 78-1 and 78-2, took steps to establish the principle that hotels (and motels) were to be considered for purposes of floor area ratios as commercial uses.

This point is particularly important in the context of the "mixed use" districts which differentiate maximum FAR between "residential" and "non-residential" uses. Through its recent actions, the Zoning Commission clearly established that hotels are to be considered as "non-residential" (i.e. "commercial") uses. ANC 3C applauds this. With respect to mixed use districts in the "C" series, we feel this decision will promote the development of truly residential space that might otherwise be usurped by more heavily financed hotel and motel interests.

The scope of cases 78-1 and 78-2, however, was such that the entire matter of hotels and motels could not be fully considered.

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
02-Ruth Haugen  
03-Bernie Arons  
04-Lindsley Williams  
05-Katherine Coram

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2737 Devonshire Place, N. W.  
Washington, D. C. 20008  
232-2232

06-  
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Under the existing Zoning Regulations hotels may be established as a matter of right in R-5-B, R-5-C, R-5-D, CR, C, and W districts. They may, in addition, be established with approval of the Board of Zoning Adjustment in SP districts. However, R, CR, and W districts were excluded from the scope of cases 78-1 and 78-2.

1. With respect to FAR, existing Zoning Regulations (as amended through cases 78-1 and 78-2) compute hotel floor area as "non-residential" in SP, CR, and C-2-A, C-2-B, C-2-C, and C-3-A districts. Hotel floor area is computed as "residential" in R and W districts.

It is the recommendation of this Advisory Neighborhood Commission that hotels (and, where applicable, motels) be computed as "non-residential" in all districts. It is, moreover, the recommendation of this ANC that hotels be restricted from being established or expanded in existing residential districts.

This latter position flows from two sources. First, the very nature of a hotel (or motel) operation is such that the persons lodged there (if indeed the operation is essentially just that of lodging) are there for only a short period of time. Hotel and motel districts have a higher proportion of strangers than truly residential areas. Cities, and the neighborhoods of which they are comprised, rely on and draw their strength from their supporting residential areas which are composed of persons with a sense of "communitas" that is rarely found in a hotel or motel guest.

Second, the District of Columbia is facing a well-documented shortage of housing. Given this shortage, the policy of the City and its Zoning Commission should be to promote retention of existing housing stock and promote the development of additional housing stock (see, in this regard the Goals and Policies Act). This ANC is concerned that existing Zoning Regulations permit conversion of existing housing stock, particularly apartments, into hotels in the very districts where housing is to be encouraged, namely the R and W districts.

2. Location of hotels is a different matter. Necessarily location will be guided by a combination of the Zoning Regulations and the Zoning Map. ANC 3C's review of the purpose clauses of the various districts suggests, however, that hotels are not usually in keeping with the purposes of the C-1 and C-2 districts. These are, by and large, intended to be "neighborhood oriented" shopping areas, particularly C-1 and C-2-A. To foster this purpose, ANC 3C recommends that hotels not be permitted under any circumstances in C-1 districts and be permitted in the C-2 districts only after review and approval by the Board of Zoning Adjustment which, among other considerations, should determine that the area's other needs for commercial outlets (foods and services) are and will continue to be met.

With respect to residential districts, ANC 3C feels hotels should not be allowed at all. They are a use which conflicts with residential purposes and, given financing, may usurp existing housing stock or curtail development of new housing stock. More fundamentally, however, hotel guests do not become a part of the neighborhood in the same way residents of apartments do. Thus, ANC 3C recommends hotels be excluded from "R" areas.

With respect to the mixed use districts, the ANC feels that hotel space should be considered as "non-residential." Thus, ANC 3C recommends against changing the calculation of floor areas in the "C" and "CR" and "SP" districts; on the other hand, floor area under the "W" districts presently treats "hotel" as a "residential" use and ANC 3C feels this should be changed.

3. Certain hotels in the District of Columbia, including two located within ANC 3C, include a great deal of space which is dedicated to meeting rooms, assembly halls, and exhibit areas. These facilities can be, and in the case of the Sheraton Park and Shoreham Americana are, more disruptive of a residential neighborhood than the hotel function narrowly defined. The problem is two-fold. First, such uses are totally out of keeping with residential neighborhoods (note: theatres and areas of public assembly, when the principal use, are only allowed in C-2 districts and those above it). Second, these uses are totally ignored in the provisions of the Zoning Regulations establishing parking requirements and loading berths (Chapter 7). The Regulations are silent on the subject of queueing areas for taxicabs and buses.

ANC 3C suggests that the Zoning Commission adopt specific standards guiding these matters for hotels in the District of Columbia with the exact requirements varying depending on the district in question. (See DOT's memorandum of April 2, 1979.)

- Parking: Under the current regulations, the number of parking spaces a hotel must provide is determined in proportion to the "number of habitable rooms or suites" and the proportion varies by district.

This is inadequate as it fails to consider the nature of meeting rooms, assembly halls, and exhibit space which may attract more persons to the hotel than the principal use. It is also inadequate because it treats a "habitable room" identically to a "suite." The regulations should be revised to remove this ambiguity.

To determine the total number of spaces required, the Zoning Commission might consider the following approach which would differentiate between guest rooms and other uses:



- (1) Establish number or spaces for guest rooms as the sum of numbers resulting from two proportional calculations: (i) one space for every \_\_\_\_ habitable rooms, plus (ii) one space for every \_\_\_\_ suites.
- (2) Establish the number of occupants permitted (under Fire Code) in the various meeting rooms, assembly halls, and exhibit areas and establish number of parking spaces for this use as a number resulting from a proportional calculation, e.g. one space for every \_\_\_\_ potential occupants.
- (3) Establish total number of spaces as the sum of (1) and (2) but allow a proportion of the number in (1) to be applied as a credit to the number in (2). The manner of the credit should be to not double count hotel guests attending meetings or exhibits elsewhere in the hotel but keeping in mind that no hotel ever books its rooms exclusively for any single function.

- Loading Berths: With the exception of W and SP districts, the Zoning Regulations presently require but one berth for an entire hotel.

This is totally inadequate for anything but the smallest hotel and ignores, as does the the schedule of parking requirements, space a hotel may dedicate to exhibit areas.

To determine the total number of loading berths required, the Zoning Commission might consider a process that would be a function of:

- (1) the total number of rooms (as in the "W" and "CR" districts which has a requirement of 1 berth for every 200 rooms), plus
- (2) berths sufficient for the exhibit areas.

ANC 3C has no standard to suggest for the latter but notes that a recent report to the Sheraton Park hotel and surrounding community prepared by Barton-Aschman Associates, Inc. dated February 5, 1979 (draft) indicates that the Sheraton Park may expect 60 to 70 semi-trailers over a two day period when an exhibit is being set up and the same number when the exhibit is being packed up for their larger functions and that shows of this type will likely occur 10 to 15 times per year. The new Sheraton will have about 100,000 square feet of exhibit area.

- Parking for vehicles other than automobiles: This is an issue on which the present Zoning Regulations are totally silent. Yet, vehicles other than automobiles are attracted to hotels and, in some instances, need a place to be stored.

This is particularly true for buses that bring out-of-town tour groups to hotels and for trucks that contain exhibit materials. The former could probably be accommodated, geometry permitting, on parking spaces that would otherwise be used by guests for automobiles. The latter, however, are a distinct and separate issue.

Both are matters of considerable concern to the residential neighborhoods near the Sheraton Park, the Shoreham-Americana, and the Washington Hilton. (See, on buses alone, letters sent to you on this case from Charles Szoradi (dated April 19) and from Leila Morrison (dated April 27)).

ANC 3C recommends the Zoning Commission establish reasonable standards for the storage of buses and trucks in the context of their considering the matter of hotels in general. These standards should either provide for sufficient on-site storage (where control of idling and noise in general will be in the interest of the management) or that approved off-site locations be used -- not on public rights of way in surrounding neighborhoods.

- Queueing areas and Geometry Problems:

Hotels attract numerous taxis and small "jitney" type vehicles such as those used to shuttle guests to and from airports. The Zoning Regulations do not, at present, establish requirements for these vehicles.

ANC 3C recommends that appropriate regulations be developed so that passenger vehicles would have a place on-site in which to queue. This should be the case for both taxis, small "jitney" vans, as well as the larger intercity buses.

That larger sized vehicles are present suggests that the Zoning Commission consider reviewing its present standards applicable to driveways. The current fourteen foot width rule may need to be amended so as to include minimum radii (according to a recent issue of "Practical Planner," bus radii should not be less than 120 feet and never less than 105 feet). Similar attention needs to be paid on the matter of height.

---

\* The Connecticut Avenue Motor Inn caters to out-of-town tours yet buses can not enter the site because of low overhead clearances. As a result, loading and unloading takes place right on Connecticut Avenue which, during rush hours, is obstructive of traffic flow.

For hotels with exhibit space, a related queueing problem pertains to the trucks with exhibit materials. As stated above, the Sheraton Park may anticipate upwards of 70 semitrailers for a given show both to set up and then remove the goods. To the extent that these semitrailers are not stored on site, the Zoning Commission should provide for space in which rigs waiting for space at a loading berth might queue rather than having the local streets become a staging area which is the current "system."

Large trucks, like buses, have operating characteristics which should be factored into the regulations. This would include turning radii and vertical clearance.

Finally, ANC 3C would like to alert the Zoning Commission to one additional "geometry" problem. Under Article 72 the size of a parking space is established as 9 by 19, with 6½ feet of vertical clearance. The same article establishes the width of a driveway as 14 feet. The problem is this: While the 14 foot requirement is sufficient when parking is parallel to the driveway, it is totally inadequate when parking is perpendicular. Admittedly, this issue goes beyond the question of hotels, but it should be addressed if at all possible. While we have no standard to recommend, we understand that 24 feet is considered quite ample and that 20 feet is about as narrow as can be accepted. Our concern in the instant case is that the parking areas "work"; if they do not, the resulting problems spill over into the surrounding neighborhoods.

4. Streets in the District of Columbia are classified by the Department of Transportation into a four-fold classification: arterial, secondary arterial, collector, and local. Arterials and secondary arterials are generally those connecting commercial areas. Because of the commercial nature of hotel operations, ANC 3C recommends that the Zoning Commission (at least for hotels outside of the Central Business District) that all access for vehicles (automobiles, taxis, "jitney" vans, buses, and trucks) be restricted to arterials and secondary arterials.

\* \* \* \* \*

ANC 3C thanks you for the opportunity to comment on the matter of hotels.

FOR THE COMMISSION,



Lindsley Williams, Chairperson

cc: Honorable Polly Shackleton  
Honorable David Clarke  
Honorable John Wilson  
Mr. James O. Gibson  
Honorable Jerry A. Moore

ADVISORY NEIGHBORHOOD COMMISSION 3-C  
Government of the District of Columbia

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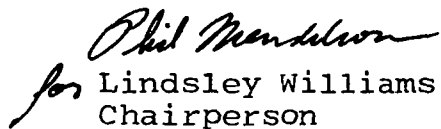
April 20, 1979

Enclosed you will find a copy of Advisory Neighborhood Commission 3C's Spring 1979 newsletter, entitled "ANC 3C Report."

As noted on the first page of the newsletter, this edition is serving as the official Annual Report of the ANC's activities and expenditures for fiscal year 1978.

If you have any questions or desire more copies, please do not hesitate to contact the Commission at the address or phone number below.

Sincerely,

  
for Lindsley Williams  
Chairperson

enc.

---

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
02-Ruth Haugen  
03-Bernie Arons  
04-Lindsley Williams  
05-Katherine Coram

ANC-3C Office  
2737 Devonshire Place, N. W.  
Washington, D. C. 20008  
232-2232

06-Kay McGrath  
07-Gary Kopff  
08-  
09-Louis Rothschild  
10-David Grinnell

copies of this personalized and mailed to: Marion Barry,  
Arrington Dixon, Matthew Watson, and Gladys Mack--4/24/79

**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

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**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

Cathedral Heights

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March 26, 1979

Housing Committee

1. The Housing Committee needs more members. Would all commissioners suggest possible committee members?
2. Two of the projects that the Committee would like to undertake require daytime research efforts that no one on the Committee can do at this time. We would like to ask the Commission to permit us to use Mr. Mendelson or someone else, as follows:
  - a. We want to compile statistics on condominium conversions, coop conversions and related matters in the Commission area and the Ward. Once collected we would make these statistics available to the Public through the Uptown Citizen and the Potomac Current. Such statistics will also help us to assess the scope of the problem.

We would like to request up to 10 hours of time for this project.

- b. We hope to produce a pamphlet explaining the condominium conversion law and perhaps some related issues. This pamphlet could then be distributed by individual Commissioners when a certificate of eligibility is issued for a building.

We would like to request up to 20 hours of staff time to research this. The committee would write the publication and then we would need more staff time to type and reproduce it. Additionally, we would like to request up to \$150 to reproduce the pamphlet as cheaply as possible.

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4/24/79

Lindsley:

1. I have prepared for mailing newsletters to the following:
  - A. Barry, Dixon, Mat Watson, & Gladys Mack
  - B. Hugh Allen and Deb Baker-Hall
  - C. Every ANC except 8C (which seems to have an incorrect address)
  - D. Every Councilmember

Group "A" got a cover letter, a copy of which you will find in the correspondence file. I signed my name "for" you, and typed in the addressees.

I did not send anything to David Leonard for two reasons: 1) you wanted to send just the letter, which seemed too awkward, given the way the letter reads; and 2) I could not find his address.

*To Gladys Mack*

2. I am somewhat distressed that the one major filing accomplishment of mine has been totally ignored by everyone else. To wit: I set up the correspondence file as a means of readily filing (and finding) correspondence, in a chronological sequence, in an otherwise chaotic filing system. However, I appear to be the only one using the file, and the last letter put in it (by me) was mid-February. What good is this?

3. As I have spent much time on the ANC today, the two letters approved last night will have to wait until tomorrow.

--Phil

*Urgency is at your pace... you have*

*No good when you tell us about the file!!!!*

*to sleep, not me. I voted... and await approp. Signature.*



4/24/79

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**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

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Sincerely,

Lindsley Williams  
Chairperson

enc.

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**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

The Honorable Burtell Jefferson  
Chief Of Police  
Metropolitan Police Department  
300 Indiana Avenue, N.W.  
Washington, D.C. 20001

April 2, 1979

Dear Chief Jefferson:

On behalf of Advisory Neighborhood Commission 3C, this letter is to convey our extreme displeasure at your rules with regard to reservations for use by ANC's and community organizations of the facilities of the Metropolitan Police Department, including the Second District's Community Room.

First and foremost, the rule, which requires the making of reservations no earlier than 30 days in advance, is disruptive. Both ANC's and community groups within this Commission's area have found that they are no longer able to say with certainty that they meet regularly on a particular day of the month at the Police Station.

Second, this rulemaking was unilateral and unannounced. No notice was given to the community, either directly or through the *D.C. Register*. This ANC, in particular, as a government body, should have been informed and provided the opportunity for comment as provided under D.C. Law 1-21, amended.

This Commission feels that ANC's and other recognized community organizations should be able to reserve the Community Room--on a monthly basis--for as much as a year in advance so that they may plan to meet regularly. We recognize the burgeoning demand for use of the room and therefore would agree to your 30 day rule in the case of political, academic, and other groups.

While staff at the Second District has helped this ANC and we have not yet been directly affected to such an extent that we have had to meet in other buildings, we were (in February) forced to meet in a room elsewhere in the building. We urge you to reconsider your action and urge you and your staff to review the requirements of the Advisory Neighborhood Commissions Law (D.C. Law 1-21).

FOR THE COMMISSION:

*Lindsley Williams*

Lindsley Williams  
Chairperson

cc: Mayor Marion Barry  
Councilmember Polly Shackleton  
Anne Blaine Harrison Institute Of Law  
Cathedral Heights Citizens Association  
Citizens For City Living  
Cleveland Park Citizens Association  
McLean Gardens Residents Association  
North Cleveland Park Citizens Association  
Woodley Park Citizens Association

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
02-Ruth Haugen  
03-Bernie Arons  
04-Lindsley Williams  
05-Katherine Coram

ANC-3C Office  
2737 Devonshire Place, N. W.  
Washington, D. C. 20008  
232-2232

06-  
07-Gary Kopff  
08-  
09-Louis Rothschild  
10-David Grinnell

ADVISORY NEIGHBORHOOD COMMISSION 3-C  
Government of the District of Columbia

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

The Honorable Burtell Jefferson  
Chief Of Police  
Metropolitan Police Department  
300 Indiana Avenue, N.W.  
Washington, D.C. 20001

April 2, 1979

Dear Chief Jefferson:

On behalf of Advisory Neighborhood Commission 3C, this letter is to convey our extreme displeasure at your rules with regard to reservations for use by ANC's and community organizations of the facilities of the Metropolitan Police Department, including the Second District's Community Room.

First and foremost, the rule, which requires the making of reservations no earlier than 30 days in advance, is disruptive. Both ANC's and community groups within this Commission's area have found that they are no longer able to say with certainty that they meet regularly on a particular day of the month at the Police Station.

Second, this rulemaking was unilateral and unannounced. No notice was given to the community, either directly or through the *D.C. Register*. This ANC, in particular, as a government body, should have been informed and provided the opportunity for comment as provided under D.C. Law 1-21, amended.

This Commission feels that ANC's and other recognized community organizations should be able to reserve the Community Room--on a monthly basis--for as much as a year in advance so that they may plan to meet regularly. We recognize the burgeoning demand for use of the room and therefore would agree to your 30 day rule in the case of political, academic, and other groups.

While staff at the Second District has helped this ANC and we have not yet been directly affected to such an extent that we have had to meet in other buildings, we were (in February) forced to meet in a room elsewhere in the building. We urge you to reconsider your action and urge you and your staff to review the requirements of the Advisory Neighborhood Commissions Law (D.C. Law 1-21).

FOR THE COMMISSION:

*Lindsley Williams*

Lindsley Williams  
Chairperson

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April 23, 1979

**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

Minutes

April 23, 1979

- I. The meeting was called to order at 8:08pm by Lindsely Williams at the Second District Police Station. The roll was called: Pitts, Rothschild, and Grinnell were absent. (Grinnell arrived shortly thereafter.)
- II. The Treasurer's report and the approval of minutes were deferred until later in the meeting.
- III. Verification of notice was ascertained.
- IV. The vacancy for SMD-06 was published in the *D.C. Register* in March; candidates had until April 19, 1979 to file. Arons agreed to call the Board of Elections in an effort to extend the deadline for filing.
- V. Review of agenda topics regarding zoning:
  - A. Iran--On behalf of the Commission, the Anne Blaine Harrison Institute has filed the pleading "Findings Of Fact And Conclusions Of Law." The Zoning Commission is scheduled to decide the case on May 10th. This was discussed further later in the meeting.
  - B. Saudi Chancery Application--This matter has been held up by the Saudi Ambassador. It was moved and approved that the Commission does not object to an indefinite postponement of consideration of the Application before the BZA.
  - C. BZA Application for a side yard variance at 3611 Idaho Avenue--The North Cleveland Park Citizens Association has taken no position on this. It was agreed by consensus that the Commission will send a letter to the BZA indicating that notice of the Application was received and that the Commission takes no position.
  - D. Sidwell Friends School BZA Application--This was briefly explained and it was noted that the North Cleveland Park Citizens Association was not opposing the Application.
  - E. Other matters that were considered later in the meeting included Zoning Commission cases dealing with PUD's, hotels, and halfway houses.
- VI. The Minutes of March 26, 1979 were considered for approval. One correction was made in item VI. E., replacing the word "funding" with "cash balances," so that the first sentence reads in part: "...unless the ANC reduces its funding..." The Minutes were approved as corrected.
- VII. Treasurer's Report: A copy of the report, for the month of April, is attached to the file copy of these minutes. The current balance is \$8,764.85. Grinnell explained that the bulk of the month's expenditures were for the funding requests

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
02-Ruth Haugen  
03-Bernie Arons  
04-Lindsely Williams  
05-Katherine Coram

ANC-3C Office  
2737 Devonshire Place, N. W.  
Washington, D. C. 20008  
232-2232

06-Kay McGrath  
07-Gary Kopff  
08-  
09-Louis Rothschild  
10-David Grinnell

by three local schools approved at the Commission's February meeting and for the ANC Newsletter. No revenues were received during the month; the third quarter payment is overdue from the City. Grinnell said he would investigate the delay; Kopff asked that a letter be sent inquiring about the delay and reiterating the Commission's disagreement over the cut in its funding. There was no objection to the letter.

New signature cards for the Commission's accounts were circulated. The Chair asked for authorization to transfer up to \$7500 from the checking to savings accounts; there was no objection. The Treasurer's Report was then approved unanimously.

#### VIII. Environment:

A. Proposed cross-town water main--Grinnell reviewed for the Commission the four alternative routes to carry treated water from the Dalecarlia Water Treatment Plant to an existing water main at 15th and N Streets, N.W. (Originally there had been five proposed routes.) The City prefers one of two routes: 1) the most direct, and 2) a line half-above and half-below ground near the Potomac River. The latter is the most economical alternative. Grinnell said that eventually the Commission will have to make a recommendation.

B. Blue Plains Sewage Treatment Plant--Grinnell reported that he went on a tour of the facility and that he would write an article on it for the next ANC Newsletter. He reported that polluted water is still being pumped into the Potomac and that sludge is a major problem. When the City's storm sewers overflow, they take polluted water directly into the Potomac.

#### IX. Recreation:

A. Newark Street Community Gardens site--A meeting was held last week, at which representatives of the community, D.C. Dep't of Recreation, and the ANC (Rothschild) were in attendance, to discuss tennis courts proposed for the site. The Community Gardens are upset over the 100 foot setback requirement for the courts from 39th Street; they want the courts closer to the site's edge. Claude Colley, of the Gardens, wanted to know where there would be room for the proposed volleyball and basketball courts. Colley suggested that the new homeowners at 39th and Macomb should have a say in the plans (the houses are still under construction). Colley objected that an existing blueprint for the site is not to scale and that it contains provision for an amphitheater; he called on the need for a plan for the site, saying the blueprint was not sufficient. He also said that the gardeners would like steps placed on the 39th Street side of the site. Kopff said he would talk to Rothschild about this.

B. It was announced that the Community Recreation Advisory Board will hold a meeting on April 25th to discuss the city-wide recreation program and budget.

X. Human Resources and the Aging: The Chair noted that the recent fire in a halfway house on Lamont Street touches on the issues raised in Zoning case 78-12 (which was discussed later in the meeting). He asked if there were any thoughts or comments on this issue. Some questions were raised as to the adequacy of City inspections. Haugen noted that hearings on 78-12 have been set for May 21st.

XI. Housing: There was brief discussion about two recently announced condominium conversions near Connecticut Avenue and 29th Street.

## XII. Transportation Committee:

A. Berkshire Apartments--Williams explained briefly the proposal by the landlord to institute paid parking where currently it is free. This matter came before the Commission at its March meeting and had been referred to the Transportation Committee because of the possible impact on neighborhood parking. Williams explained that the resolution submitted to the Commission in March (a copy of which is attached to the file copy of these minutes) was too detailed for this Commission. He proposed that the Commission take a position: 1) against any action that creates on-street parking; and 2) against the implementation of parking fees if unauthorized under the D.C. rent control law. This proposal was moved and approved unanimously; it will be conveyed by letter to ANC-3E.

B. Right Turn On Red--Action on a proposed letter was deferred until later in the meeting.

## XIII. Zoning:

A. Case No. 78-12--Discussion ensued regarding definitions, density/location, and the nonrequirement for BZA approval in certain zones. Williams characterized the Zoning Commission's proposal as potentially disruptive and he criticized the lack of coordination between the proposal and the building code. There will be a meeting this coming Wednesday between some Commissioners of different ANC's.

A motion was made to reaffirm this Commission's position as stated in its letter of January 27th and to express concern that the recommendations of a Task Force are not reflected in the Zoning Commission's proposal. This was approved by a vote of 5-1 (Arons voting no).

B. Iran--Susan Aramaki discussed the submission of the "Findings Of Fact And Conclusions Of Law." She had been unable to get input from Tim Corcoran's law firm. There was some criticism of the fact that this Commission paid for work that could have been done by the counsel retained by residents of the affected neighborhood. Aramaki reported that she has sent a letter criticizing *ex parte* communications by Iran's counsel, Sylvan Marshall.

C. Aramaki gave a brief status report on the ABC matter in the *Kopff* case (Ireland's Four Provinces). One of the issues is the inadequacy of fire inspections.

D. Right turn on red--A proposed letter by Lindsley Williams was discussed. A list of intersections attached to the letter, which was also prepared by Williams, was specifically reviewed, with each Commissioner present making any changes. The letter was then adopted by consensus. Grinnell asked that the minutes show that his SMD is not suitable for right turn on red.

E. Hotels--It was generally agreed that hotels are not compatible with residential uses and are not inherently compatible with neighborhood shopping districts. For this reason, BZA review is necessary. (Currently, hotels are allowed as a matter of right in R-5-C & R-5-D zones; the provisions have also been used to circumvent rent control through conversions from apartments to apartment-hotels.) It was moved and approved, unanimously, that Williams be authorized to represent the Commission on this matter as outlined above.

F. PUD's--The Zoning Commission is considering changing the regulations regarding



April 23, 1979

PUD's, both in terms of minimum requirements and maximum controls (e.g., height, FAR, etc.). The Zoning Commission has scheduled another hearing on PUD's in residential areas (Case No. 79-2). The proposal in this case would allow some commercial uses in these areas (e.g., hotels). A motion was made to: 1) sign the petition being circulated by the Citizens Planning Coalition, dated April 19th; 2) urge that the table of allowable commercial uses be deleted from the proposal; 3) urge restoration of minimum lot requirements in the proposal; and 4) propose that where small area plans have been approved by the D.C. Council, the smaller lot requirements would be more appropriate. This motion passed unanimously.

XIV. Addressograph machine: Grinnell reported that he has looked at the machine and that, although it is large, it will fit in the Commission's office. It will have to be moved, for which the Commission will have to pay. He recommended that the Commission accept it. Kopff and Williams concurred. The D.C. Council will have to approve the Commission's acceptance of this gift. It was moved, and unanimously approved, that Grinnell be authorized to pursue D.C. Council action and to investigate the availability of plates for the machine's use.

XV. Miscellaneous:

A. The Treasurer was unanimously authorized to send a check to WACC for annual dues.

B. There was brief discussion regarding the ANC's funding, including the idea of summer recreational programs as one use.

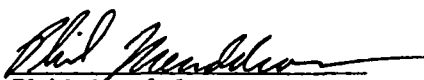
C. Haugen reported that the Woodley Contract Postal Station controversy has been resolved; the Station will continue operations on Calvert Street.

XVI. The meeting adjourned at 10:38pm


Attached to the file copy of these minutes are the following:

- °Notice of the meeting as posted.
- °Treasurer's Report for the month of April, 1979.
- °Draft letter regarding the Commission's funding.
- °April 10 notice of community forum on the crosstown water main project.
- °April 2 notice of Community Recreation Advisory Board meeting, with attachment.
- °Suggested resolution regarding paid parking at the Berkshire Apartments.

Respectfully Submitted  
for the Commission:

  
Phil Mendelson

Attested as Approved & Corrected:

  
Katherine V. Coram  
Recording Secretary

**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

N O T I C E

Advisory Neighborhood Commission 3C will meet on the evening of Monday, April 23 at 8:00 pm at the Second District Police Station, Idaho Avenue between Macomb and Newark Streets, N.W.

Agenda topics include:

Zoning Commission Cases:

- 79-1 Hotels
- 79-2 Residential Planned Unit Developments
- 78-12 Group Homes and Community Care Facilities

(Each of these are proposed amendments to the text of the Zoning Regulations; the text establishes and regulates uses allowable in the several zoning districts on the Zoning Map.)

Board of Zoning Adjustment Cases

12928 3611 Idaho Avenue sideyard variance

Transportation

Right Turn on Red Report  
Petition from 4000 Massachusetts Avenue (ANC 3E)

Human Resources and Aging

Report on the Lamont Street fire  
See, also, Zoning Commission case 78-12 (above)

Newsletter Feedback

Recreation

Newark Street Tennis Project  
Ward III Recreation Goals Setting Project

There will also be an open "Town Meeting" segment. Public is invited to come and participate.

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
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08-  
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10-David Grinnell

# TREASURER'S REPORT, ANC-3C

For Month of April, 1979

## A. Opening Balances

13,342.19

1. Checking maintained at NSL \$ 11,858.11
2. Savings maintained at NSL \$ 1484.08
3. Other maintained at — 0 — \$

## B. Revenues During Month

1. D. C. Government \$
2. Interest on savings \$
3. Other \$

— 0 —

## C. Disbursements Made

Total Disbursed

\$ 4577.34

<u>Payee</u>	<u>Purpose</u>	<u>Amount</u>
1. <u>          </u>		
2. <u>          </u>		
3. <u>          </u>		
4. <u>          </u>		
5. <u>          </u>	} <u>Checks 293 - 302</u>	
6. <u>          </u>		
7. <u>          </u>		
8. <u>          </u>		
9. <u>          </u>		
10. <u>          </u>		

(Additional details posted in Treasury Accounts Book and in Treasury Vouchers, both available for inspection by consulting with the Treasurer)

## D. Closing Balances (A + B - C) = (D.1 + D.2)

\$ 8764.85

1. Checking \$ 7280.77
2. Savings \$ 1484.08
3. Other \$ — 0 —

Respectfully submitted by

David Grinnell  
David Grinnell, Treasurer

Gary J. Kopff, Vice-Treasurer

Date

Gladys Mack (?)  
Director

Dr.  
David Leonard's Office

Office of Budget and Management Systems  
District of Columbia Government

Dear \_\_\_\_\_:

~~Asst. Dir. Neighborhood~~

Our Commission is concerned that as of

April 23 no funding had not yet been  
disbursed to our AHC by the City  
~~received~~ for the third quarter for FY 1979.

Moreover, ~~we are not~~ we do not agree with the Council's  
funding for the

initial two quarters, reduced from our agreed  
with

allocation of \$15, --, due to the City's

enforcement of Mayor's Memorandum 78-22

and 79-113. Finally, we wish to note that

our financial report for ~~1978~~ the prior

fiscal year was submitted to the District

of Columbia Auditor as part of ~~in the~~ the

AHC 3C newsletter distributed to

all of our constituents.

run by Susan  
LW  
bany?

# Memorandum • Government of the District of Columbia

TO: Ward #3 Advisory Neighborhood  
Commissioners

Department,  
Agency, Office: OCSC

FROM: Joseph L. Parker, Director, Office  
of Community Services Coordination

Date: April 10, 1979

SUBJECT: Community Forum - Crosstown Water Main Project

The Department of Environmental Services is currently conducting alignment studies in the District for a proposed Crosstown Water Main to carry treated water from the Dalecarlia Water Treatment Plant to an existing water main at 15th and N Streets, N.W. near Scott Circle.

At the present time, untreated water is taken from the Potomac River at Great Falls, conveyed to Dalecarlia Reservoir, then delivered either to the Dalecarlia Treatment Plant for treatment and distribution, or to the Georgetown Reservoir.

If there were a failure in the Aqueduct between Dalecarlia and the Georgetown Reservoir or if the Washington City Tunnel went out of service for any reason, there would be no other means to supply the McMillan Treatment Plant.

Five alternative routes for the construction of the project has been studied. It is estimated that the project will cost between \$29 and \$39 million depending upon the decided construction route.

On Wednesday April 18, 1979 the Advisory Neighborhood Commissions of Ward #3 is conducting a Public Forum on this project commencing 7:30 p.m. at the second Police District Headquarters, 3320 Idaho Ave., N.W.

The Forum will address three major issues;

- a) Is the Project needed?
- b) What are the alternative routes for construction?
- c) What is the most cost-effective and environmentally acceptable route for the project?

District Government resource personnel will be in attendance for the technical briefing including the Department of Environmental Services, Department of Transportation, Department of Recreation, Minority Business Opportunity Commission, and City Council Committee on Transportation and Environmental Affairs.

The ANC review process is as follows:

- 1) April 18, 1979 - Public Forum
- 2) April 18, 1979 - May 31, 1979 ANC official action (discussion, voting and resolution) completed
- 3) May 31, 1979 - City-wide ANC report (1st draft) completed for transmittal to District Government

All citizens/community organizations are encouraged to make their views known to the ANCs.

Thank you for your continued cooperation.

*Construction Costs 37-40, million  
following old  
trailing line.  
30-35 -*

D. C. COMMUNITY RECREATION ADVISORY BOARD  
3149 Sixteenth Street, N. W.  
Washington, D. C. 20010

April 2, 1979

TO: THE ORGANIZED CITIZENRY AND OTHER LEADERS OF THE DISTRICT OF COLUMBIA

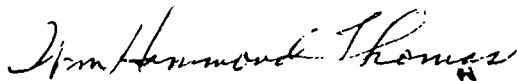
The Community Recreation Advisory Board will hold its annual meeting with representatives of the organized citizenry and other leaders in the District of Columbia, to consider requests for public recreation needs in connection with our preparation for the 1981 Budget. There will be two meeting dates - Wednesday, April 25th, at 3:30 p.m., and Thursday, April 26th, at 7:30 p.m., both in the Melvin C. Sharpe Health School, 13th and Upshur Streets, N. W. (opposite Roosevelt High School; entrance on Thirteenth Street - adequate parking).

The Board requests that you designate only one spokesman from your organization who will present your requests. Because of the large number of representatives generally present, the Board asks that presentations be limited to three minutes. (All written requests submitted will be thoroughly reviewed by the Board and the staff.)

Please Note: Your requests should pertain only to items and projects which can be considered for possible inclusion in the Department's 1981 Budget submission. Physical improvements on school properties, such as school playgrounds, fixed equipment, etc., should be referred to the Board of Education at the time of their citizen's hearings. We will work with the Public Schools in this regard.

Please send in the name and address of your spokesman no later than Thursday, April 19th. Representatives will be heard by the order in which the names are received in our office. If this is not convenient, please submit your requests at the meeting so they can be studied along with others. We urge you to mail in your requests a week or more prior to the public meeting, thereby enabling Board Members time to familiarize themselves with your requests and to discuss them intelligently at the meeting.

PLEASE USE THE ATTACHED FORM - A SEPARATE FORM SHOULD BE USED FOR EACH UNIT OR AREA IN WHICH YOU ARE INTERESTED. If additional forms are needed, please call Howard Harris, 673-7665. Please check on the attached form whether you will attend the afternoon or evening session.

  
Wm. Hammond Thomas, Esq.  
Chairman

ATTACHMENT

IMPORTANT: If you are no longer in office, please forward this information immediately to the person who can act on it.

TO: D. C. COMMUNITY RECREATION ADVISORY BOARD  
Requests for Public Recreation Needs - 1981 Budget

ORGANIZATION: \_\_\_\_\_ OFFICIAL SPOKESMAN: Ms. \_\_\_\_\_  
Mr. \_\_\_\_\_ Name (Please Print)

Area or Playground Represented \_\_\_\_\_ Address \_\_\_\_\_ (Phone) \_\_\_\_\_

Ground Improvements: (Rehab., Equipment,  
Water Fountains,  
Trees, Fencing, etc.)

Program requests or services:

Bowling Alley ☐  
Ice Skating Rink ☐  
Indoor Roller Skating Rink ☐  
Indoor Tennis Courts ☐  
Hand & Racket Ball Courts ☐  
Volleyball Courts ☐  
Ball Fields ☐

Personnel (additional)

Full Time ☐  
Part-Time ☐  
Specialist ☐

Supplies-Materials

(Sports, arts-crafts, etc.)

☐ Wed., April 25 - 3:30 P.M.  
☐ Thurs., April 26 - 7:30 P.M.

Equipment: (fixed -- swings,  
jungle gym,  
creative, etc.)

\_\_\_\_\_  
Date Filled In

No: \_\_\_\_\_  
(Filled in by Board Clerk)



3 E-05

Berkshire Cyph  
wants to charge  
for parking 25.30

McComb, Mass

AXC3 -

Present Timent  
have a verbal  
agreement on free

Parking -

H.G. Smith - X

SUGGESTED RESOLUTION

WHEREAS the H.G. Smith Property Company has proposed that outdoor parking for tenants at 4201 Massachusetts Avenue, N.W., be on an assigned basis at a proposed fee of \$25 per month, and

WHEREAS the present method of outdoor parking at the above address permits, by turnover, the maximum use of approximately 200 parking spaces by the tenants of 790 rental units and their guests, and

WHEREAS the proposed plan will severely curtail the availability of parking to tenants and guests at 4201 Massachusetts Avenue, a neighborhood where a parking shortage already exists and is being aggravated by the construction of numerous additional housing units directly across the street, and

WHEREAS the proposed plan constitutes the least efficient method of achieving maximum use of a limited number of parking spaces, and

WHEREAS the proposed plan will foster congestion due to strictly limited parking on Massachusetts Avenue during morning and evening rush hours as well as during snow emergencies, and

WHEREAS the problem of unauthorized parking at 4201 Massachusetts Avenue which the management cites as the reason for the proposed plan, can be greatly alleviated by the issuance of parking stickers to tenants, and

WHEREAS the proposed plan, based solely on length of tenancy, makes no provision for parking by guests or the handicapped, and

WHEREAS the proposed plan will promote rather than lessen the parking shortage in the area and, therefore, appears to be designed to increase revenue rather than alleviate parking difficulties, and

WHEREAS the management has sought and obtained all permissible revenue increases under Section 206 of the Rental Housing Act of 1977,

THEREFORE BE IT RESOLVED THAT the Advisory Neighborhood <sup>Com.</sup> ~~Council~~ oppose the parking plan proposed by the H.G. Smith Property Company for 4201 Massachusetts Avenue, N.W.

Mendelson  
(35 minutes)

ADVISORY NEIGHBORHOOD COMMISSION 3-C  
Government of the District of Columbia

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

April 28, 1979

Honorable Ruby B. McZier, Esq., Chairperson  
Zoning Commission of the District of Columbia  
District Building, Room 9-A  
Washington, D.C. 20004

Dear Ms. McZier:

Re: Zoning Commission 79-1 (Hotels)

This letter is submitted in response to the Notice of the above-captioned case appearing in the D.C. Register of March 2, 1979 alerting the public of the hearing held by the Zoning Commission on Monday, April 2, 1979 to "... consider generally the issues regarding hotels and motels in the District of Columbia."

The area served by this Advisory Neighborhood Commission (ANC) includes a number of hotels located within what would otherwise be truly residential neighborhoods. These include the Sheraton Park (2660 Woodley Road), the Shoreham-Americana (2500 Calvert Street), and the Holiday Inn (North Georgetown, Wisconsin at Calvert). The area served by this ANC also includes much land currently mapped R-5-B or R-5-C which runs, in general, along Wisconsin and Connecticut Avenues with segments of C-1, C-2-A, C-2-B, and C-3-A in between.

This ANC commented previously during the course of cases 78-1 and 78-2 on the matter of hotels. The gist of those comments, which were echoed by area community organizations also participating in those cases, was that hotels were not an inherently residential use. We, and the community organizations with which we are working, were pleased to see that the Zoning Commission, in its orders flowing from cases 78-1 and 78-2, took steps to establish the principle that hotels (and motels) were to be considered for purposes of floor area ratios as commercial uses.

This point is particularly important in the context of the "mixed use" districts which differentiate maximum FAR between "residential" and "non-residential" uses. Through its recent actions, the Zoning Commission clearly established that hotels are to be considered as "non-residential" (i.e. "commercial") uses. ANC 3C applauds this. With respect to mixed use districts in the "C" series, we feel this decision will promote the development of truly residential space that might otherwise be usurped by more heavily financed hotel and motel interests.

The scope of cases 78-1 and 78-2, however, was such that the entire matter of hotels and motels could not be fully considered.

Single Member District Commissioners, 1978-1979

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10-David Grinnell

Under the existing Zoning Regulations hotels may be established as a matter of right in R-5-B, R-5-C, R-5-D, CR, C, and W districts. They may, in addition, be established with approval of the Board of Zoning Adjustment in SP districts. However, R, CR, and W districts were excluded from the scope of cases 78-1 and 78-2.

1. With respect to FAR, existing Zoning Regulations (as amended through cases 78-1 and 78-2) compute hotel floor area as "non-residential" in SP, CR, and C-2-A, C-2-B, C-2-C, and C-3-A districts. Hotel floor area is computed as "residential" in R and W districts.

It is the recommendation of this Advisory Neighborhood Commission that hotels (and, where applicable, motels) be computed as "non-residential" in all districts. It is, moreover, the recommendation of this ANC that hotels be restricted from being established or expanded in existing residential districts.

This latter position flows from two sources. First, the very nature of a hotel (or motel) operation is such that the persons lodged there (if indeed the operation is essentially just that of lodging) are there for only a short period of time. Hotel and motel districts have a higher proportion of strangers than truly residential areas. Cities, and the neighborhoods of which they are comprised, rely on and draw their strength from their supporting residential areas which are composed of persons with a sense of "communitas" that is rarely found in a hotel or motel guest.

Second, the District of Columbia is facing a well-documented shortage of housing. Given this shortage, the policy of the City and its Zoning Commission should be to promote retention of existing housing stock and promote the development of additional housing stock (see, in this regard the Goals and Policies Act). This ANC is concerned that existing Zoning Regulations permit conversion of existing housing stock, particularly apartments, into hotels in the very districts where housing is to be encouraged, namely the R and W districts.

2. Location of hotels is a different matter. Necessarily location will be guided by a combination of the Zoning Regulations and the Zoning Map. ANC 3C's review of the purpose clauses of the various districts suggests, however, that hotels are not usually in keeping with the purposes of the C-1 and C-2 districts. These are, by and large, intended to be "neighborhood oriented" shopping areas, particularly C-1 and C-2-A. To foster this purpose, ANC 3C recommends that hotels not be permitted under any circumstances in C-1 districts and be permitted in the C-2 districts only after review and approval by the Board of Zoning Adjustment which, among other considerations, should determine that the area's other needs for commercial outlets (foods and services) are and will continue to be met.

With respect to residential districts, ANC 3C feels hotels should not be allowed at all. They are a use which conflicts with residential purposes and, given financing, may usurp existing housing stock or curtail development of new housing stock. More fundamentally, however, hotel guests do not become a part of the neighborhood in the same way residents of apartments do. Thus, ANC 3C recommends hotels be excluded from "R" areas.

With respect to the mixed use districts, the ANC feels that hotel space should be considered as "non-residential." Thus, ANC 3C recommends against changing the calculation of floor areas in the "C" and "CR" and "SP" districts; on the other hand, floor area under the "W" districts presently treats "hotel" as a "residential" use and ANC 3C feels this should be changed.

3. Certain hotels in the District of Columbia, including two located within ANC 3C, include a great deal of space which is dedicated to meeting rooms, assembly halls, and exhibit areas. These facilities can be, and in the case of the Sheraton Park and Shoreham Americana are, more disruptive of a residential neighborhood than the hotel function narrowly defined. The problem is two-fold. First, such uses are totally out of keeping with residential neighborhoods (note: theatres and areas of public assembly, when the principal use, are only allowed in C-2 districts and those above it). Second, these uses are totally ignored in the provisions of the Zoning Regulations establishing parking requirements and loading berths (Chapter 7). The Regulations are silent on the subject of queueing areas for taxicabs and buses.

ANC 3C suggests that the Zoning Commission adopt specific standards guiding these matters for hotels in the District of Columbia with the exact requirements varying depending on the district in question. (See DOT's memorandum of April 2, 1979.)

- Parking: Under the current regulations, the number of parking spaces a hotel must provide is determined in proportion to the "number of habitable rooms or suites" and the proportion varies by district.

This is inadequate as it fails to consider the nature of meeting rooms, assembly halls, and exhibit space which may attract more persons to the hotel than the principal use. It is also inadequate because it treats a "habitable room" identically to a "suite." The regulations should be revised to remove this ambiguity.

To determine the total number of spaces required, the Zoning Commission might consider the following approach which would differentiate between guest rooms and other uses:

- (1) Establish number or spaces for guest rooms as the sum of numbers resulting from two proportional calculations: (i) one space for every \_\_\_\_ habitable rooms, plus (ii) one space for every \_\_\_\_ suites.
- (2) Establish the number of occupants permitted (under Fire Code) in the various meeting rooms, assembly halls, and exhibit areas and establish number of parking spaces for this use as a number resulting from a proportional calculation, e.g. one space for every \_\_\_\_ potential occupants.
- (3) Establish total number of spaces as the sum of (1) and (2) but allow a proportion of the number in (1) to be applied as a credit to the number in (2). The manner of the credit should be to not double count hotel guests attending meetings or exhibits elsewhere in the hotel but keeping in mind that no hotel ever books its rooms exclusively for any single function.

● Loading Berths: With the exception of W and SP districts, the Zoning Regulations presently require but one berth for an entire hotel.

This is totally inadequate for anything but the smallest hotel and ignores, as does the the schedule of parking requirements, space a hotel may dedicate to exhibit areas.

To determine the total number of loading berths required, the Zoning Commission might consider a process that would be a function of:

- (1) the total number of rooms (as in the "W" and "CR" districts which has a requirement of 1 berth for every 200 rooms), plus
- (2) berths sufficient for the exhibit areas.

ANC 3C has no standard to suggest for the latter but notes that a recent report to the Sheraton Park hotel and surrounding community prepared by Barton-Aschman Associates, Inc. dated February 5, 1979 (draft) indicates that the Sheraton Park may expect 60 to 70 semi-trailers over a two day period when an exhibit is being set up and the same number when the exhibit is being packed up for their larger functions and that shows of this type will likely occur 10 to 15 times per year. The new Sheraton will have about 100,000 square feet of exhibit area.

- Parking for vehicles other than automobiles: This is an issue on which the present Zoning Regulations are totally silent. Yet, vehicles other than automobiles are attracted to hotels and, in some instances, need a place to be stored.

This is particularly true for buses that bring out-of-town tour groups to hotels and for trucks that contain exhibit materials. The former could probably be accommodated, geometry permitting, on parking spaces that would otherwise be used by guests for automobiles. The latter, however, are a distinct and separate issue.

Both are matters of considerable concern to the residential neighborhoods near the Sheraton Park, the Shoreham-Americana, and the Washington Hilton. (See, on buses alone, letters sent to you on this case from Charles Szoradi (dated April 19) and from Leila Morrison (dated April 27)).

ANC 3C recommends the Zoning Commission establish reasonable standards for the storage of buses and trucks in the context of their considering the matter of hotels in general. These standards should either provide for sufficient on-site storage (where control of idling and noise in general will be in the interest of the management) or that approved off-site locations be used -- not on public rights of way in surrounding neighborhoods.

- Queueing areas and Geometry Problems:

Hotels attract numerous taxis and small "jitney" type vehicles such as those used to shuttle guests to and from airports. The Zoning Regulations do not, at present, establish requirements for these vehicles.

ANC 3C recommends that appropriate regulations be developed so that passenger vehicles would have a place on-site in which to queue. This should be the case for both taxis, small "jitney" vans, as well as the larger intercity buses.

That larger sized vehicles are present suggests that the Zoning Commission consider reviewing its present standards applicable to driveways. The current fourteen foot width rule may need to be amended so as to include minimum radii (according to a recent issue of "Practical Planner," bus radii should not be less than 120 feet and never less than 105 feet). Similar attention needs to be paid on the matter of height.

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\* The Connecticut Avenue Motor Inn caters to out-of-town tours yet buses can not enter the site because of low overhead clearances. As a result, loading and unloading takes place right on Connecticut Avenue which, during rush hours, is obstructive of traffic flow.

For hotels with exhibit space, a related queueing problem pertains to the trucks with exhibit materials. As stated above, the Sheraton Park may anticipate upwards of 70 semitrailers for a given show both to set up and then remove the goods. To the extent that these semitrailers are not stored on site, the Zoning Commission should provide for space in which rigs waiting for space at a loading berth might queue rather than having the local streets become a staging area which is the current "system."

Large trucks, like buses, have operating characteristics which should be factored into the regulations. This would include turning radii and vertical clearance.

Finally, ANC 3C would like to alert the Zoning Commission to one additional "geometry" problem. Under Article 72 the size of a parking space is established as 9 by 19, with 6½ feet of vertical clearance. The same article establishes the width of a driveway as 14 feet. The problem is this: While the 14 foot requirement is sufficient when parking is parallel to the driveway, it is totally inadequate when parking is perpendicular. Admittedly, this issue goes beyond the question of hotels, but it should be addressed if at all possible. While we have no standard to recommend, we understand that 24 feet is considered quite ample and that 20 feet is about as narrow as can be accepted. Our concern in the instant case is that the parking areas "work"; if they do not, the resulting problems spill over into the surrounding neighborhoods.

4. Streets in the District of Columbia are classified by the Department of Transportation into a four-fold classification: arterial, secondary arterial, collector, and local. Arterials and secondary arterials are generally those connecting commercial areas. Because of the commercial nature of hotel operations, ANC 3C recommends that the Zoning Commission (at least for hotels outside of the Central Business District) that all access for vehicles (automobiles, taxis, "jitney" vans, buses, and trucks) be restricted to arterials and secondary arterials.

\* \* \* \* \*

ANC 3C thanks you for the opportunity to comment on the matter of hotels.

FOR THE COMMISSION,



Lindsley Williams, Chairperson

cc: Honorable Polly Shackleton  
Honorable David Clarke  
Honorable John Wilson  
Mr. James O. Gibson



TESTIMONY  
PUBLIC HEARING

CONFIRMATION ON MAYORAL NOMINATIONS TO  
THE DISTRICT OF COLUMBIA COMMISSION ON AGING (PR 3-27)

April 18, 1979

Madam Chairperson, Mrs. Winter; Members of the District of Columbia Council, I am very pleased to have this opportunity to speak in support of the nomination of Miss Marguerite Gilmore to the District of Columbia Commission on Aging.

My name is Ruth Haugen. I live at 2800 Woodley Road, N. W., in Ward 3 where 20% of the population is over age 60. I am an Advisory Neighborhood Commissioner, ANC 3-C for which I carry responsibility for Human Resources and Aging concerns. I am the convenor of the Ward 3 Inter-ANC Committee on Aging, an informal association of ANC commissioners and citizen representatives who share common concerns for the older population in our area.

Through Miss Gilmore's service as a "citizen representative" on the Ward 3 Inter-ANC Committee on Aging and her volunteer work with the staff of Councilmember Shackleton's office, she has demonstrated her capacity for working in behalf of the older population of the District as well as Ward 3. She brings a useful background of interest and experience to transfer to this endeavor.

I heartily endorse this nomination.

Thank you.

*Ruth Haugen*  
*April 18, 1979*

INFORMATION CIRCULAR NO. 2-79  
VOTER REGISTRATION IN THE DISTRICT OF COLUMBIA  
1979

ANY DISTRICT OF COLUMBIA REGISTERED VOTER who voted at least once in the last four years is registered to vote in the upcoming elections. This person does not need to register again\*.

\*Persons whose names have changed via marriage, and persons who wish to change political party affiliations must register again.

IN ORDER TO REGISTER TO VOTE IN THE DISTRICT OF COLUMBIA, AN APPLICANT MUST:

- Be a citizen of the United States who resides or is domiciled in the District of Columbia and does not claim voting residence or right to vote in any State or Territory;
- Be 18 years old by the date of the next election.

FURTHERMORE:

- A person who has been adjudged mentally incompetent by a court of competent jurisdiction MAY NOT qualify to register AND
- A person who has been convicted of a crime in the United States which is a felony in the District of Columbia, including any crimes designated as a felony pursuant to D.C. Code § 1-1102 (7)(B), as amended (election crimes) MAY qualify to register if he/she has completed the sentence; is on parole or probation; or has been pardoned; or is otherwise at the end of his/her incarceration.

VOTER REGISTRATION PROCEDURE in the District of Columbia is as follows:

An applicant who meets the above qualifications for voter registration may obtain a Mail Registration Application (MRA) at a library, post office, police precinct, fire house, church, synagogue, community center, and other public buildings around the city, as well as in Room 7 of the District Building at 14th and E Streets, N.W.

The applicant must fill in the requested information on the MRA (by printing in ink), sign the completed form and deposit it in any mailbox. MRA's are postage paid and pre-addressed to the Board. However, an applicant may hand deliver the MRA form to Room 7 of the District Building. (Registry hours: 8:15 a.m. - 4:45 p.m. Monday - Friday)

The Board will mail a notification of registration to the applicant approximately fifteen days after re-

ceipt of the MRA form. Registration of an applicant will take effect on the date the Board mails out the notification of registration.

MRA forms will be mailed on request to invalids and other residents of the District who are out of the city (college students, military personnel, government employees overseas, etc.).

CHANGES IN REGISTRATION:

- Name and political party affiliation changes may be made ONLY by completing a new MRA, indicating the previous name and/or party affiliation in the space provided.
- Address changes may be made by completing a new MRA, and may also be made by letter, postal card or standard change of address form directed to the Board and signed by the voter.
- These changes should be made at once to insure proper voter record information.

TUESDAY, MAY 1, 1979  
SPECIAL ELECTION

The purpose of the Special Election is to enable registered voters in the District of Columbia to choose individuals to serve the unexpired terms of vacant seats on the Council of the District of Columbia and the Board of Education.

OFFICES TO BE FILLED:

- One (1) At-Large seat of the Council  
ALL REGISTERED VOTERS are eligible to vote to fill this seat.
- One (1) Ward-Four seat of the Council  
ONLY VOTERS REGISTERED IN WARD FOUR are eligible to vote to fill this seat.
- One (1) At Large seat of the Board of Education

TUESDAY, NOVEMBER 6, 1979  
GENERAL ELECTION

ALL REGISTERED VOTERS are eligible to vote in the General Election

OFFICES TO BE FILLED:

- One (1) At-Large seat of the Board of Education
- Five (5) Ward seats of the Board of Education  
—(Wards 1, 4, 5, 6 and 7)
- 365 ANC-SMD Commissioners

REGISTRATION ROLLS are closed in the District of Columbia 30 days before an election and will open the day following an election.

- To vote in the Special Election on May 1, an applicant must be registered no later than March 31.
- To vote in the General Election on November 6, an applicant must be registered no later than October 7.
- Please note, however, that persons already registered and persons who register in time for the May election will be eligible to vote on November 6.

#### ABSENTEE VOTING:

- Persons who will be absent from the District of Columbia on election day, and persons who, because of their physical condition are unable to vote at the polling place in their precinct on election day may vote by absentee ballot.

#### HOW TO OBTAIN ABSENTEE BALLOTS:

- Absentee ballots may be obtained by mail request, providing such mail request is received by the Board not later than Tuesday, April 24 for the

Special Election and Tuesday, October 30 for the General Election.

- Absentee ballots may also be obtained by appearing in-person at the office of the Board in Room 7 of the District Building and making a written request for such ballots, on or before 4:45 p.m. Friday, April 27 for the Special Election and 4:45 p.m. Friday, November 2 for the General Election.
- Persons stationed or housed overseas should contact a commanding officer or embassy official for assistance in filling out a special form for this purpose.

#### HOW TO VOTE ABSENTEE:

- A voter may vote an absentee ballot by mail. The ballot will be counted if it is postmarked not later than midnight on the date of the election and is received by the Board not later than 6 days after the day of the election; OR
- A voter may cast his or her absentee ballot by bringing it to his or her precinct or to the Board's offices on or before the close of the polls (8:00 p.m.) on election day.
- A voter who is mailed or personally handed an absentee ballot is entitled to vote in the election ONLY by that ballot.

Acting Chairman: JEANUS B. PARKS, JR.

Member: JAMES L. DENSON



D.C. BOARD OF ELECTIONS AND ETHICS

**ADVISORY NEIGHBORHOOD COMMISSION 3-C**  
**Government of the District of Columbia**

Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

Minutes  
April 23, 1979

*missing (not given for minutes):*  
*1) RTOR proposed letter & chart*  
*2) Coalition Petition re. PUD's*

- I. The meeting was called to order at 8:08pm by Lindsely Williams at the Second District Police Station. The roll was called: Pitts, Rothschild, and Grinnell were absent. (Grinnell arrived shortly thereafter.)
- II. The Treasurer's report and the approval of minutes were deferred until later in the meeting.
- III. Verification of notice was ascertained.
- IV. The vacancy for SMD-06 was published in the *D.C. Register* in March; candidates had until April 19, 1979 to file. Arons agreed to call the Board of Elections in an effort to extend the deadline for filing.
- V. Review of agenda topics regarding zoning:
  - A. Iran--On behalf of the Commission, the Anne Blaine Harrison Institute has filed the pleading "Findings Of Fact And Conclusions Of Law." The Zoning Commission is scheduled to decide the case on May 10th. This was discussed further later in the meeting.
  - B. Saudi Chancery Application--This matter has been held up by the Saudi Ambassador. It was moved and approved that the Commission does not object to an indefinite postponement of consideration of the Application before the BZA.
  - C. BZA Application for a side yard variance at 3611 Idaho Avenue--The North Cleveland Park Citizens Association has taken no position on this. It was agreed by consensus that the Commission will send a letter to the BZA indicating that notice of the Application was received and that the Commission takes no position.
  - D. Sidwell Friends School BZA Application--This was briefly explained and it was noted that the North Cleveland Park Citizens Association was not opposing the Application.
  - E. Other matters that were considered later in the meeting included Zoning Commission cases dealing with PUD's, hotels, and halfway houses.
- VI. The Minutes of March 26, 1979 were considered for approval. One correction was made in item VI. E., replacing the word "funding" with "cash balances," so that the first sentence reads in part: "...unless the ANC reduces its funding..." The Minutes were approved as corrected.
- VII. Treasurer's Report: A copy of the report, for the month of April, is attached to the file copy of these minutes. The current balance is \$8,764.85. Grinnell explained that the bulk of the month's expenditures were for the funding requests

Single Member District Commissioners, 1978-1979

01-Fred Pitts  
02-Ruth Haugen  
03-Bernie Arons  
04-Lindsley Williams  
05-Katherine Coram

**ANC-3C Office**  
**2737 Devonshire Place, N. W.**  
**Washington, D. C. 20008**  
**232-2232**

06-Kay McGrath  
07-Gary Kopff  
08-  
09-Louis Rothschild  
10-David Grinnell

by three local schools approved at the Commission's February meeting and for the ANC Newsletter. No revenues were received during the month; the third quarter payment is overdue from the City. Grinnell said he would investigate the delay; Kopff asked that a letter be sent inquiring about the delay and reiterating the Commission's disagreement over the cut in its funding. There was no objection to the letter.

New signature cards for the Commission's accounts were circulated. The Chair asked for authorization to transfer up to \$7500 from the checking to savings accounts; there was no objection. The Treasurer's Report was then approved unanimously.

#### VIII. Environment:

A. Proposed cross-town water main--Grinnell reviewed for the Commission the four alternative routes to carry treated water from the Dalecarlia Water Treatment Plant to an existing water main at 15th and N Streets, N.W. (Originally there had been five proposed routes.) The City prefers one of two routes: 1) the most direct, and 2) a line half-above and half-below ground near the Potomac River. The latter is the most economical alternative. Grinnell said that eventually the Commission will have to make a recommendation.

B. Blue Plains Sewage Treatment Plant--Grinnell reported that he went on a tour of the facility and that he would write an article on it for the next ANC Newsletter. He reported that polluted water is still being pumped into the Potomac and that sludge is a major problem. When the City's storm sewers overflow, they take polluted water directly into the Potomac.

#### IX. Recreation:

A. Newark Street Community Gardens site--A meeting was held last week, at which representatives of the community, D.C. Dep't of Recreation, and the ANC (Rothschild) were in attendance, to discuss tennis courts proposed for the site. The Community Gardens are upset over the 100 foot setback requirement for the courts from 39th Street; they want the courts closer to the site's edge. Claude Colley, of the Gardens, wanted to know where there would be room for the proposed volleyball and basketball courts. Colley suggested that the new homeowners at 39th and Macomb should have a say in the plans (the houses are still under construction). Colley objected that an existing blueprint for the site is not to scale and that it contains provision for an amphitheater; he called on the need for a plan for the site, saying the blueprint was not sufficient. He also said that the gardeners would like steps placed on the 39th Street side of the site. Kopff said he would talk to Rothschild about this.

B. It was announced that the Community Recreation Advisory Board will hold a meeting on April 25th to discuss the city-wide recreation program and budget.

X. Human Resources and the Aging: The Chair noted that the recent fire in a halfway house on Lamont Street touches on the issues raised in Zoning case 78-12 (which was discussed later in the meeting). He asked if there were any thoughts or comments on this issue. Some questions were raised as to the adequacy of City inspections. Haugen noted that hearings on 78-12 have been set for May 21st.

XI. Housing: There was brief discussion about two recently announced condominium conversions near Connecticut Avenue and 29th Street.

## XII. Transportation Committee:

A. Berkshire Apartments--Williams explained briefly the proposal by the landlord to institute paid parking where currently it is free. This matter came before the Commission at its March meeting and had been referred to the Transportation Committee because of the possible impact on neighborhood parking. Williams explained that the resolution submitted to the Commission in March (a copy of which is attached to the file copy of these minutes) was too detailed for this Commission. He proposed that the Commission take a position: 1) against any action that creates on-street parking; and 2) against the implementation of parking fees if unauthorized under the D.C. rent control law. This proposal was moved and approved unanimously; it will be conveyed by letter to ANC-3E.

B. Right Turn On Red--Action on a proposed letter was deferred until later in the meeting.

## XIII. Zoning:

A. Case No. 78-12--Discussion ensued regarding definitions, density/location, and the nonrequirement for BZA approval in certain zones. Williams characterized the Zoning Commission's proposal as potentially disruptive and he criticized the lack of coordination between the proposal and the building code. There will be a meeting this coming Wednesday between some Commissioners of different ANC's.

A motion was made to reaffirm this Commission's position as stated in its letter of January 27th and to express concern that the recommendations of a Task Force are not reflected in the Zoning Commission's proposal. This was approved by a vote of 5-1 (Arons voting no).

B. Iran--Susan Aramaki discussed the submission of the "Findings Of Fact And Conclusions Of Law." She had been unable to get input from Tim Corcoran's law firm. There was some criticism of the fact that this Commission paid for work that could have been done by the counsel retained by residents of the affected neighborhood. Aramaki reported that she has sent a letter criticizing *ex parte* communications by Iran's counsel, Sylvan Marshall.

C. Aramaki gave a brief status report on the ABC matter in the *Kopff* case (Ireland's Four Provinces). One of the issues is the inadequacy of fire inspections.

D. Right turn on red--A proposed letter by Lindsley Williams was discussed. A list of intersections attached to the letter, which was also prepared by Williams, was specifically reviewed, with each Commissioner present making any changes. The letter was then adopted by consensus. Grinnell asked that the minutes show that his SMD is not suitable for right turn on red.

E. Hotels--It was generally agreed that hotels are not compatible with residential uses and are not inherently compatible with neighborhood shopping districts. For this reason, BZA review is necessary. (Currently, hotels are allowed as a matter of right in R-5-C & R-5-D zones; the provisions have also been used to circumvent rent control through conversions from apartments to apartment-hotels.) It was moved and approved, unanimously, that Williams be authorized to represent the Commission on this matter as outlined above.

F. PUD's--The Zoning Commission is considering changing the regulations regarding

PUD's, both in terms of minimum requirements and maximum controls (e.g., height, FAR, etc.). The Zoning Commission has scheduled another hearing on PUD's in residential areas (Case No. 79-2). The proposal in this case would allow some commercial uses in these areas (e.g., hotels). A motion was made to: 1) sign the petition being circulated by the Citizens Planning Coalition, dated April 19th; 2) urge that the table of allowable commercial uses be deleted from the proposal; 3) urge restoration of minimum lot requirements in the proposal; and 4) propose that where small area plans have been approved by the D.C. Council, the smaller lot requirements would be more appropriate. This motion passed unanimously.

XIV. Addressograph machine: Grinnell reported that he has looked at the machine and that, although it is large, it will fit in the Commission's office. It will have to be moved, for which the Commission will have to pay. He recommended that the Commission accept it. Kopff and Williams concurred. The D.C. Council will have to approve the Commission's acceptance of this gift. It was moved, and unanimously approved, that Grinnell be authorized to pursue D.C. Council action and to investigate the availability of plates for the machine's use.

XV. Miscellaneous:


- A. The Treasurer was unanimously authorized to send a check to WACC for annual dues.
- B. There was brief discussion regarding the ANC's funding, including the idea of summer recreational programs as one use.
- C. Haugen reported that the Woodley Contract Postal Station controversy has been resolved; the Station will continue operations on Calvert Street.

XVI. The meeting adjourned at 10:38pm

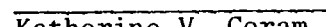
Attached to the file copy of these minutes are the following:

- °Notice of the meeting as posted.
- °Treasurer's Report for the month of April, 1979.
- °Draft letter regarding the Commission's funding.
- °April 10 notice of community forum on the crosstown water main project.
- °April 2 notice of Community Recreation Advisory Board meeting, with attachment.
- °Suggested resolution regarding paid parking at the Berkshire Apartments.

Respectfully Submitted  
for the Commission:

  
Phil Mendelson

Attested as Approved & Corrected:

  
Katherine V. Coram  
Recording Secretary