



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
CATHEDRAL HEIGHTS • CLEVELAND PARK  
MASSACHUSETTS AVENUE HEIGHTS  
McLEAN GARDENS • WOODLEY PARK

*Single Member District Commissioners*  
01-Lee Brian Reba \* 02-Jason Fink \* 03-Jimmy Dubois  
04-Beau Finley \* 05-Emma Hersh \* 06-Angela Bradbery  
07- Maureen Boucher Kinlan\* 08-Vicki Gersten\*09-Nancy MacWood

P.O. Box 4966  
Washington, DC 20008  
Website <http://www.anc3c.org>  
Email [all@anc3c.org](mailto:all@anc3c.org)

**Minutes**  
**Advisory Neighborhood Commission 3C**  
**June 17, 2019 Public Meeting**  
**Cleveland Park Library, 3310 Connecticut Avenue, NW**  
**7:00 PM**

**Establishment of Quorum:**

The Chair, Commissioner MacWood, called the meeting to order at 7:01 pm and announced that there was a quorum. Commissioners Gersten, Fink, and Finley were absent.

**Verification of Notice:**

The Chair confirmed that notice of the meeting had been sent to eight local community listservs and apartment listserv moderators and posted on the ANC3C website and Twitter.

**Approval of Agenda:**

Commissioner MacWood moved approval of the agenda. Commissioner Reba requested that the Consideration of a Request for a Stipulated Alcohol License for Naanwise (ABRA #113-962) be moved to the July ANC meeting. The amended agenda was adopted by voice vote.

**Announcements:**

1. None

**Community Forum:**

1. None

**Consent Calendar:**

1. None

**Commission Business:**

1. ***Consideration of a Board of Zoning Adjustment application to waive Floor Area Ratio (FAR) limit and a special exception to exceed the perimeter wall height maximum and required access/egress width from roof top play area at John Eaton Elementary School at 3100 Lowell Street NW***

Attorney Meridith Moldenhauer presented the application. Commissioner Finley arrived at the meeting. Commissioner MacWood read and moved the resolution. Applicant confirmed that they will adhere to the conditions. The motion was approved by voice vote. See Attachment A.

**Other Business:**

1. Commissioner Hersh moved adoption of the May 20, 2019 minutes. Motion approved by voice vote.
2. SMD Reports:
  1. Commissioner Boucher informed the community that her father passed away last month.
  2. Commissioner Bradbery is dealing with lighting issues in the new parking garage and construction at the Short-Term Family Housing project. Contractors are working on the 6th floor of the facility at this time. She is also trying to work with DDOT on a number of issues in the neighborhood.
  3. Commissioner Hersh is continuing to work to get a response on the Hearst Park letter that the Commission approved two months ago - to which no city representatives have responded. Additionally, there are sand bags on respective sides of the Connecticut corridor and she is trying to get them moved to increasing passability and ensure ADA compliance.
  4. Commissioner MacWood said DDOT is repaving Woodley Road and the sidewalks and curbs are being repaired. Macomb will be repaved from 34<sup>th</sup> to Connecticut. DDOT has agreed to send out an engineer to study accidents at the corner of 34th and Newark Streets. Separately, the BZA special exception request for 3219 Wisconsin Ave went out today. All the zoning exceptions were approved.
  5. Commissioner Finley would like to thank Rich Harrington for his help with getting the new Target signs cleaned up. He has spoken to a number of restaurateurs who have shared that they are down in business from this time last year. He encourages people to go out to eat in Cleveland Park.
  6. Commissioner Reba said that Naanwise will be requesting a stipulated alcohol license likely in July. Businesses have also been complaining about rats at Hot n Juicy.
  7. Commissioner Dubois said that DPW and the Zoo have done a great job with clean-up around the zoo. The circulator buses have helped with the zoo cluster of traffic as well. He has been trying to get in touch with DDOT because at the corner of 27th and Cathedral the parking there is blocking the curb cut.

**Adjournment:**

Commissioner MacWood moved to adjourn the meeting. The motion was approved by voice vote. The meeting adjourned at 7:58 p.m.

Attested by



Nancy MacWood, Chair, on July 15, 2019

*These minutes were approved by a voice vote on July 15, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*

**Attachment A:**

**ANC3C Resolution 2019-011**

**Regarding DCPS request for special exceptions from zoning requirements at John Eaton Elementary School, 3301 Lowell Street (BZA Case No. 20047)**

Whereas, the District of Columbia Public Schools (DCPS) is the operator of John Eaton Elementary School (School), 3301 Lowell Street, Square 2088, Lots 0001 and 800, and has applied for special exception zoning relief from the maximum floor area ratio (FAR) permitted (Subt. C 1610.2), from the retaining wall height requirements (Subt. C 1401.3 -1401.5), and from the requirement that rooftop recreation areas provide 10 foot wide access to two public rights-of-way (Subt. C 1603.6); and

Whereas, the School's current FAR is 0.79, and the maximum permitted FAR for the School property is 0.9 FAR, and the School seeks 1.17 FAR based on improvements to the School that will bring it into compliance with DCPS program standards for the projected student enrollment of 490 students; and

Whereas, the massing of new construction will be somewhat wider, but substantially follow the footprint of an existing building that will be demolished, and the height of new construction will be taller than the building to be replaced, but will be below the height of the two existing School buildings; and

Whereas, the School has existing perimeter walls and some retaining walls separating outdoor uses on the interior of the lot - all of which exceed the maximum of 4 feet, and the School seeks a zoning exception to maintain existing wall height in some cases, and to increase wall height from 6 inches to approximately 2 ½ feet at locations proximate to the property line; and

Whereas, the School proposes the highest wall increase on the 33<sup>rd</sup> Street side of a proposed ball field space, but proposes to angle the field and wall away from the lot line to lessen the impact of raising the existing 5 foot wall to 7 ½ feet - with an apex of 8 feet 10 inches at the northeast corner; and

Whereas, the School proposes to face all the perimeter walls with high quality stone that will be compatible with the stonework in the Cleveland Park Historic District; and

Whereas, the School proposes to maximize the outdoor play space by creating two rooftop recreation areas on the lowest portion of the new addition. Relief is sought to permit three, rather than two, access points from Roof 1 to public rights-of-way that would each be less than the required 10 foot width. The proposed widths range from 6 feet to 8 feet depending on the adjoining grade level and the area required for the adjoining playground use. The two access points from Roof 2 to public rights-of-way would be 4 feet 9 inches to the east and 7 feet 10 inches to the north; and

Whereas, DCPS has stated that the proposed access points will provide safe use of the rooftop play areas and will ensure public use of these spaces; and

Whereas, there is a long-standing lack of unrestricted parking near the School for teachers and staff and the School modernization program and the small size of the lot do not provide an opportunity for underground or at-grade parking for the approximately 48 spaces currently needed by the teachers and staff, nor do the zoning regulations require on-site parking per its location in an historic district; and

Whereas, the standards for granting special exception relief include

- relief is in harmony with the general purpose and intent of the zoning regulations and maps;
- relief will not adversely affect the use of neighboring property; and

-relief will meet such special conditions as may be specified in the zoning regulations; and

Whereas, the Board of Zoning Adjustment (BZA) may impose requirements it deems necessary to protect adjacent or nearby property (Subt. X 901.4):

Be It Resolved that ANC 3C supports the requested zoning relief with conditions, and specifically finds the relief in harmony with the general purpose and intent of the zoning regulations and maps;

Be it Resolved that ANC 3C strongly urges the BZA to add the following conditions to the zoning order in order to protect adjacent and nearby property:

1. The applicant shall work with DDOT to create a parking plan with the anticipation of dedicated curb side spaces for John Eaton teachers and staff during the school day. The applicant shall work with DDOT to try and accomplish the goal that the parking plan, referenced above, shall not remove signed resident restricted parking without the agreement of the affected residents, and it shall reserve only as many spaces as teachers and staff need after implementing traffic demand management alternatives.

2. The applicant shall work with the ANC to negotiate a construction management agreement once a contractor is hired and before construction starts but such CMA is not anticipated to be part of the BZA record.

3. The John Eaton playground shall be open to the public during the day when not in use by the school.

Be It Resolved that the Chair and the 3C09 commissioner, or their designee, are authorized to represent the commission on this matter.

**Attested by**



Nancy J. MacWood  
Chair, on June 17, 2019

*This resolution was approved by a voice vote on June 17, 2019 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*