

MINUTES
ADVISORY NEIGHBORHOOD COMMISSION 3F
NORTH CLEVELAND PARK/FOREST HILLS
SPECIAL PUBLIC MEETING

Capital Memorial Church
3150 Chesapeake Street, N.W.
Washington, D.C. 20008
October 7, 2002

1. CALL TO ORDER [7:30 pm]

Chair Wiss called the meeting to order and, finding Commissioners Kogan, Perry, Maudlin and Bardin to be present, declared a quorum.

2. AGENDA [7:32 pm]

The proposed agenda [attached] was approved by consensus with the By-Laws amendment moved up to follow Open Forum.

3. ANNOUNCEMENTS [7:34 pm]

A. Commissioner Maudlin announced that the annual Halloween Bash at the Forest Hills Playground will begin at 10:30 am on Sunday, October 27.

B. Commissioner Bardin reported that the Office of Planning had filed with the Zoning Commission earlier in the day two changes in its recommendations as to the Forest Hills Tree & Slope Protection Overlay: OP now favors an increase in minimum lot size for future subdivisions to 9,500 s.f. and all of applicant's proposal as to geographic coverage (i.e., inclusion of R-2 and R-5-D, as well as R-1-A, properties).

C. Commissioner Wiss reported that DDOT has supplied a list of potential street repair projects and seeks ANC advice as to priorities. She asked for volunteers to help review the list.

4. OPEN FORUM [7:40 pm]

Stephen Altschul of 4711 32nd Street reported on his negotiations with the Jewish Primary Day School and the Brown family to purchase portions of the Owl's Nest property and the property to the east and his plans to re-divide the lots, build one home for his family, sell the home on Gates Road to the east and sell some land along Grant Road to a resident of Grant Road. He has filed an application with the Historic Preservation Review Board to be on their October 14 meeting agenda. He plans to present his proposal to the ANC at the next regular, monthly meeting. He invited Commissioners to tour the property with him the next day, Tuesday, at 5:30 pm.

5. BY-LAWS AMENDMENT [7:45 pm]

On motion of Commissioner Wiss, seconded by Commissioner Perry, the ANC approved on first reading the amendment of ARTICLE I of the By-Laws to re-name the ANC "North Cleveland Park, Forest Hills and Tenleytown" (5-0-0).

6. 2800 CHESTERFIELD PLACE [7:52 pm]

Commissioner Maudlin introduced Rick Tannenbaum of 4550 Montgomery Avenue, Bethesda, MD, and Aric Moore, of 3112 19th Street, NW, who have recently acquired three lots

between Chesterfield Place and Broad Branch Road and are partners in American Master Works. They propose to re-divide three lots (now 7,531, 17,706 and 7,817 square feet) so that each is just over 11,000 s.f., to save almost all of the trees, to remove part of the present house at 2800 Chesterfield Place, and to construct two new houses, each to be of about 2000 s.f. footprint, approximately 5,500 s.f. of total space, and three stories tall. Calling their project "Sacred Trees" they showed a video and brought three-dimensional models and elevation boards. Their project is scheduled for conceptual review by the Commission of Fine Arts on October 17. Mr. Moore acknowledged that several features of the current plans would require special exceptions or variances from the Board of Zoning Adjustment (BZA).

Members of the community offering comments included Peter Halle of 2801 Chesterfield Place, Denis Blumer of 2801 Davenport Street, Joel Goldberg of 2916 Albemarle Street, Marjorie Rachlin of 2919 Brandywine Street, George Clark of 4525 28th Street, and Judy Rabinowitz, co-owner of 2800 Davenport Street (now under construction).

On motion of Commissioner Maudlin, seconded by Commissioner Perry the ANC directed Commissioner Maudlin to draft a letter to the CFA calling attention to community concerns raised at the meeting, including several zoning issues (e.g., lot size, yard set backs), advising the CFA to defer consideration of Shipstead-Luce Act issues until after the Zoning Administrator in DCRA and the Public Space authorities in DDOT had passed on the project, and designating Commissioner Maudlin to represent the ANC at the CFA hearing. [See Ltr 02-03, attached.] The ANC also directed Commissioner Maudlin by consensus to send a letter to DCRA alerting them to the zoning issues (including issues which may require BZA determination) and the need to facilitate exercise of any applicable jurisdiction of the BZA.

6. ADJOURNMENT [9:30 pm]

On motion of Commissioner Wiss, seconded by Commissioner Perry, the ANC adjourned, 5-0-0. Next meeting: October 21, 2002, at 7:30 pm at Capital Memorial Seventh-Day Adventist Church.

Respectfully submitted,

/s/ David J. Bardin

David J. Bardin, Secretary
Approved: October 21, 2002

Attachments:

Agenda [with Brief Reports]
Ltr 02-03 To CFA re 2800 Chesterfield "Sacred Trees" project

Tentative Agenda for ANC 3F special public meeting of October 7, 2002, at 7:30 p.m.
Capital Memorial Church, 3150 Chesapeake Street, N.W.
ANC 3F: Phone: 362-6120; Fax: 686-7237; web site: www.anc3f.org

ABRA = Alcoholic Beverage Regulation Administration
BOEE = Board of Elections and Ethics
BZA = Board of Zoning Adjustment
DCRA = Dept. of Consumer & Regulatory Affairs
CFA = Commission of Fine Arts
DOH= Dept. of Health
DOT = Division of Transportation in
DPW = Dept. of Public Works

MPD= Metro. Police Department
NCPC = National Capital Planning Commission
NPS = National Park Service
OP = Office of Planning
ZC = Zoning Commission

ÑB. Times shown at left are targets [which are not binding]

7:30 Call to Order and Determination of a Quorum
Approval of Agenda

7:35 Announcements by commissioners and members of the community

7:40 Open Forum - for community members to bring up matters *not* on the agenda

8:00 2800 Chesterfield Place, N.W., application under the Shipstead-Luce Act for reconstruction of an existing house and construction of two new houses on adjacent lots
(Action Item) (Comm. Maudlin)

8:40 First reading of proposed amendment to the ANC bylaws to add “Tenleytown” to the ANC’s name after redistricting takes effect in January **(Action Item)** (Comm. Wiss)

Adjournment

BRIEF REPORTS:

Connecticut Avenue Corridor Traffic Study. Work will begin shortly on a traffic study of Connecticut Avenue from Sedgwick to Albemarle Streets and the cross streets in this area between Linnean Avenue and Reno Road. The contractor will hold at least three meetings with the community and ANC to discuss the scope of work and to receive public comment. The first community meeting was held on Thursday, September 26. The written scope of work is posted on the ANC 3F website, www.anc3f.org.

Military Road/Missouri Avenue Cross-Town Transportation Study. Commissioner Maudlin: DDOT has prepared a Scope of Work for a Military Road/Missouri Avenue Transportation Study and is in the process of contracting with a consulting firm to conduct the study. One of the first tasks of the contractor will be a scoping meeting with ANCs and other local community groups to discuss the proposed scope of work and schedule for the traffic study, and receive public comment. (ANC 3F includes the south side of Military Road from 27th Street to Rock Creek.) The scope of work is posted on ANC3F's web site and comments are invited at MRMATS@anc3f.org.

Wisconsin Avenue Corridor Small Area Plan. Over the next year, residents and the D.C. Office of Planning will work together on a small area plan for the Wisconsin Avenue corridor from Upton Street to Western Avenue. The first Advisory Steering Committee meeting was held on August 1 to finalize the scope of work for the study. On August 27, a Selection Committee considered presentations by prospective planning consultants to be hired to conduct the study. Community members participated by handing in questions for the consultants. Persons interested in participating should contact Robert Collins of the Office of Planning at 202-442-7617 or Robert.Collins@dc.gov.

Tenleytown Fire House. Commissioner Wiss: Work has started on the demolition, reconstruction and addition to the fire house and is anticipated to last 18 months. The equipment will be housed at various locations during construction. ANC 3F has been meeting with Fire Department officials to make sure our area is adequately covered for fire and emergency medical services while the fire house is closed. On September 15, Tenleytown's Engine 20 was relocated from Engine Co. 31 at Connecticut Ave. and Everett St. to the Naval Security Station on Nebraska Ave. This move allowed the Co. 31 Medic Unit to return to Connecticut Ave.

Proposed Forest Hills Tree and Slope Protection Overlay, Zoning Case No. 02-19. On April 19, the ZC unanimously voted (5-0) to set down the proposed overlay for public hearing. On June 27, the Zoning Commission held a three-hour hearing on the Overlay, hearing testimony from the applicant, the Forest Hills Citizens Association ("FHCA"); the Office of Planning; the National Park Service; and ANC 3F. The hearing continued on September 5, 2002, with testimony from the Casey Trees Foundation, Forest Hills Neighborhood Alliance (FHNA), and the Natural Resources Defense Council (NRDC), as well as individuals in support of the Overlay. Opponents testified on Monday, September 30. Final submissions were due today, October 7. Zoning Commission Chair Mitten clarified on September 5 that the ZC would likely consider, as its point of departure when it decides the Case, the proposed Overlay as amended by amendments that Applicant, FHCA, endorses -- unless there are presentations favoring the Overlay as set down for hearing in preference to one or more of those amendments. The Commission expects to take this matter up at its monthly public meeting on Monday, October 28, at 1:30 p.m. in Room 200, 441 – 4th Street, N.W.

The Washington Home, BZA Application # 16836. Commissioner Kogan: On April 2 and June 25, the BZA heard testimony from the Home on this application for a special exception to add 4 new hospice beds and 98 parking spaces. On July 9, the Office of Planning, ANC 3F, ANC 3C, and nearby residents testified concerning the 4-bed addition. The hearing will resume at 1:00 p.m. on Tuesday, October 15, at 441 – 4th Street, N.W., Room 200, for testimony from OP, DDOT, ANC 3F, and nearby residents about the parking lot expansion.

DATES FOR ANC 3F BUSINESS MEETINGS IN 2002 – usually third Monday of month, at 7:30 pm

21 October @ Capital Memorial Church (3150 Chesapeake Street)
18 November @ Wisconsin Ave Baptist Church (Tenley Circle – enter on Alton Pl.)
16 December [only if December meeting is necessary]

ANC 3F



Advisory Neighborhood Commission 3F NORTH CLEVELAND PARK / FOREST HILLS

- 3F01 - Phil Kogan
- 3F02 - Karen L. Perry
- 3F03 - Robert V. Maudlin
- 3F04 - David J. Bardin
- 3F05 - Doug Mitchell
- 3F06 - Cathy Wiss
- 3F07 - Todd Strauss

October 11, 2002

Mr. Charles H. Atherton
 Secretary
 The Commission of Fine Arts
 441 F Street, N.W., Suite 312
 Washington, D.C. 20001

Re: S.L. 02-129 - Concept Review Application
 2800 Chesterfield Place, N.W.

Dear Mr. Atherton:

We thank the members of the Commission of Fine Arts for postponing a decision on the above application until October 17, in order to give ANC3F the opportunity to conduct a public meeting to receive community comments on the proposed construction at 2800 Chesterfield Place, N.W.

ANC3F held a special meeting on October 7, for community review of the proposed construction. Representatives of applicant, The American Master Works LLC, were present at the meeting to present the proposal for modification of the existing dwelling at 2800 Chesterfield Place and the construction of two new single family dwellings on adjacent lots which front on Broad Branch Road. The proposal presented to ANC3F provides for the re-subdivision of the three existing lots (Lots Nos. 76, 90 and 91 in Square No. 2258) into three lots of approximately 11,000 square feet each.

After hearing from the representatives of American Master Works and members of the community, ANC3F has concluded that the proposed plan can not be executed as a matter of right under the DC Zoning Regulations (DCMR, Title 11, Zoning) which apply to the property and will require a number of zoning variances and/or exceptions from the DC Board of Zoning Adjustment.

Following are some of the matters which would require consideration by the DC Board of Zoning Adjustment.

1. The proposed lots of approximately 11,000 square feet are less than the minimum lot size of 12,000 square feet (section 1519.2).
2. The rear yards of two of the proposed houses are less than the required 25 feet (section 404.1).
3. Two of the proposed houses are within 20 feet of a slope greater than 25% (section 1519.5).
4. The side yard of one house is less than the required 16 feet (section 1519.4).
5. The tree removal analysis was based on trees with a diameter of 8 inches or more whereas there are restrictions on the removal of trees with a circumference of 12 inches (diameter of approximately 3.82 inches) or more (section 1519.1).

ANC3F also concluded that plan appeared to be predicated on the use of a public alley and the removal of one or more oaks with a diameters of 28 to 30 inches located in public space, which will require approval by the District Department of Transportation.

ANC3F also received a number of comments from residents of the community on the size of the houses, the orientation of the house on Chesterfield Place, and the impact of the houses on Rock Creek Park and Broad Branch Road.

1. There was serious concern expressed regarding the size of the houses and the impact of the houses on a hillside overlooking Rock Creek Park. It was recommended that the five to six thousand square foot houses be scaled back in size.
2. The street facade of the house on Chesterfield Place was described as "unfriendly" because it presented only a masonry and window wall to Chesterfield Place. The applicant presented a sketch for a proposed gated pedestrian entrance and vehicle entrance piers for Chesterfield Place which was rejected by the community.
3. There was concern regarding the commercial appearance in the design of the houses, including the use of aluminum doors, windows and louvers, not being consistent with the setting in proximity to Rock Creek Park.

4. There was also concern about the appearance the houses at night from Broad Branch Road caused by the large window area which could look like a "GE light bulb commercial".

ANC3F at a duly noticed public meeting with a quorum present, voted 5-0-0, to recommend and urge that the Commission of Fine Arts not further consider this concept application until the zoning and public space issues have been resolved by the appropriate DC agencies.

The proposed project is in Robert V. Maudlin's single member district and he is authorized to represent ANC3F before the Commission of Fine Arts.

Faithfully,

/s/ David J. Bardin
David J. Bardin
Secretary

cc: Zoning Administrator, DCRA
The American Master Works LLC