

**MINUTES**  
**ADVISORY NEIGHBORHOOD COMMISSION 3F**  
**NORTH CLEVELAND PARK/FOREST HILLS**  
**PUBLIC MEETING**  
**Wisconsin Avenue Baptist Church**  
**3920 Alton Place, N.W.**  
**Washington, D.C. 20016**  
**September 10, 2001**

**1. CALL TO ORDER**

Chair Bardin called the meeting to order at 7:40pm. Commissioners Kogan, Perry, Maudlin, Mitchell, Wiss and Oglesby were present. With all seven commissioners present, Chair Bardin declared a quorum.

**2. AGENDA**

The meeting agenda was revised by adding the Connecticut and Nebraska Avenues Exxon station as an administrative matter to the end of the agenda. The agenda was adopted. (See attached agenda)

**3. MINUTES**

Minutes of the August 16, 2001 meeting were approved by a motion of Commissioner Maudlin, seconded by Commissioner Oglesby. 5-0-2

**4. ANNOUNCEMENTS**

A. Commissioner Kogan reported that he would make available to the Commissioners an informal report prepared by Mr. Jack Richotte, local resident, on the Wisconsin Avenue business district between Upton and Brandywine Streets.

B. Commissioner Perry reported on a critical erosion problem at the Howard University Law School's parking lot which is affecting Van Ness East and NPS property. Commissioner Perry has met with representatives of the NPS and Watershed Protection Division to find short term and long term solutions to the problem.

C. Commissioner Maudlin reported that the Klinge Road Feasibility Study Final Report prepared for the District Division of Transportation is now available at: <http://ddot.dc.gov>. The report covers seven alternative uses of Klinge Road, N.W.

D. Commissioner Wiss reported that the Committee on Tree and Slope Protection Overlays will conduct its first meeting soon and invited anyone interested in serving on the committee to contact her.

E. Commissioner Bardin announced:

1. September 11, WASA public hearing on a billion-dollar combined sewer program.
2. September 17, annual meeting of the Chesapeake Executive Council of the Chesapeake Bay Program at noon at the Washington

Navy Yard.

3. September 25, Opening Convocation of UDC at 10:00am in the University Auditorium.

F. Mr. Richard Potter, member of the steering committee for the Strategic Neighborhood Action Plan (SNAP) for areas 10 and 12 reported that the top three priorities of the committee are, 1. commercial retail areas, 2. Commercial street scape and 3. relations with UDC. These issues will be covered during the Citizen Summit II on October 6.

## **5. OPEN FORUM**

Mr. Barry Schochet reported on a new shortage of parking at the Van Ness Metro area caused by Federal National Mortgage Association now located at 4250 Connecticut Avenue. He said the public parking garage in the FNMA building has been closed and that Fannie Mae personnel have taken over the spaces in the Van Ness Center garage. Mr. Schochet asked the ANC to look into the problem. Commissioner Perry said the Ward 3 Plan called for the use of public transportation but FNMA policy is to provide employee parking. She said she would take up the problem with FNMA and have a high-level FNMA official at the October 15, meeting.

## **6. COUNCILMEMBER DAVID A. CATANIA**

Councilmember Catania outlined the New Economy Transformation Act of 2000 enacted January 2001 which provides for work force development, affordable facilities and financial incentives for high technology firms to keep DC the most competitive location in the DC, Maryland and Virginia area for high tech firms. He spoke of the need for programs to increase home ownership in DC which is only 40 percent.

Mr. Catania noted his support for a program to provide public transportation for DC residents working in the suburbs.

The Councilmember described the efforts this fall to support an elected Attorney General for DC to take over the responsibilities of the US Attorney as the last part of home rule.

Mr. Catania also addressed how neighborhoods need to interact with other neighborhoods.

## **7. POLICE REPORT**

Lt. Eaves and Sgt. Hayes were present to report on the crime statistics for the ANC3F area for the period January to August. During the period there were 270 major crimes compared with 288 during the similar period last year. Lt. Eaves also reported the 2<sup>nd</sup> District has received nine laser radar units and is training officers to use the new units. Lt. Eaves, who is being replaced by Lt. Lockerman, replied to questions regarding crime and traffic problems in the ANC3F area.

## **8. CITIZEN SUMMIT II**

Ms. Mary E. Leary, Executive Office of the Mayor, announced Mayor Williams' Citizen Summit II at the Washington Convention Center on October 6, 2001, 8:30 to 4:00. The Summit is for the review of the first draft of the 2002-2004 Citywide Strategic Plan and give participants the opportunity to identify city wide priorities as well as those that are specific to neighborhoods.

## **9. ADVISORY ACTION ITEMS**

### **A. Appeal to BZA of Administrative Decision Regarding 2944**

**Chesapeake Street.** Mr. Darrel J. Grinstead described his appeal to BZA due to the lack of a complete response by DCRA to his concerns regarding a house being constructed at 2944 Chesapeake Street that he believes does not conform to the zoning requirements for size, height and location of the structure on the lot. Mr. William Wahabi, builder and owner of the house replied that the house has been reviewed by DCRA and found to comply with the zoning regulations. After hearing from both parties and residents of the area the Commission approved the attached resolution which requests that BZA to direct DCRA to retain an independent surveyor to measure the house and file a report with DCRA for the determination of compliance with all zoning regulations. The resolution was approved. 7-0-0 (See attached Res01-19)

### **B. Conceptual Presentation for Redevelopment of the Sears-**

**Hechinger Building.** Mr. Armond Spikell, one of the owners of the building, and Mr. Robert Sponseller, Shalom Baranes Architects, presented conceptual plans for the redevelopment of the building. The concept plans provided several options for adding a four story residential structure on top of roof parking. The existing building would be restored to the original design and used for retail. The total height of the building would be 65 feet. There was support of the development of residential units on Wisconsin Avenue but there were concerns by some of the building height and traffic generation. The plan will be submitted to the Historic Preservation Review Board.

**C. Redistricting Single Member Districts in ANC3F.** Commissioner Bardin presented a plan for the redistricting of ANC3F and offered a resolution with an attached map to present to the Ward 3 ANC Redistricting Task Force on September 11. He pointed out that the plan could be changed by the Task Force. Commissioner Mitchell seconded the motion. The resolution was adopted 7-0-0. (See attached Res 01-20)

### **D. Exxon station at Connecticut and Nebraska Avenues.**

Commissioner Bardin noted that there is a provision in the Exxon agreement for an annual review of the implementation of the

agreement by a neighborhood/Exxon committee. He reported that ANC3G has the item on their agenda for tonight and may want to activate the committee. Commissioner Maudlin offered a motion, Seconded by Commissioner Perry that if the committee is activated that Commissioner Mitchell serve on the committee or designate a resident to serve on the committee. The motion was adopted 7-0-0.

**E. 3901 Albemarle Street - ZC #00-03.** Commissioner Bardin reported that the applicant for 3901 Albemarle Street had filed a landscape plan and tree protection document which differs from what the applicant had agreed to do. Commissioner Bardin had drafted a letter to the Zoning Commission pointing out the deficiencies in the plans. He planned to meet with the applicant to discuss revision of the plan. If an agreement could not be reached, a letter would be sent to the Zoning Commission stating strong objection to the plans. Mr. Nelson Bregon, adjacent property owner expressed his disappointment to the plan and the need for revision. The Commission agreed by consensus to authorized Commissioners Bardin, Perry and Wiss to send a letter, if needed, to Zoning Commission. 7-0-0

**10. TREASURER'S REPORT**

Commissioner Mitchell presented the treasurer's report for August 2001. After revising the report to change the dates for four checks written from June to July the report was accepted.

**11. ADJOURNMENT**

The meeting adjourned at 11:02 by motion by Commissioner Perry, seconded by Commissioner Oglesby. The next regular meeting of ANC3F is October 15, 2001 at the Capital Memorial Church.

Respectfully,

Robert V. Maudlin  
Secretary ANC3F