

## **AGENDA**

ANC 6A Economic Development & Zoning Committee  
Wednesday September 17, 2008, 7-9:00 PM  
Sherwood Recreation Center (640 10<sup>th</sup> St, NE)  
2<sup>nd</sup> Floor Community Room

7:00 pm **Call to order**

7:01 **Ongoing Status Reports:**

1. Argos update on Firehouse and Police Station (Barbara Halleck) (5 min)

7:05 **Old Business** - None

7:05 **New Business**

1. BZA 17846 (130 14th St. NE) Application of Brown Memorial A.M.E. Church, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, and a variance from the rear yard requirements under section 404, to allow an addition to an existing church building in the R-4 District at premises 130 14th Street, N.E. The ED&Z committee heard the HPRB portion of this case in February 2008 (35 minutes)
2. BZA 17835 (225 9<sup>th</sup> St NE) Special Exceptions pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a special exception to construct an accessory garage serving an existing one-family row dwelling under section 223, not meeting the lot occupancy (section 403) requirements, and variance from the alley set-back requirements under subsection 2300.4, in the R-4 District at premises 225 9th Street, N.E. The ED&Z committee heard the HPRB portion of this case in February and May 2008. (25 minutes)
3. SO 06-5762 Alley Closing behind 1359 H ST NE. This is a continuation of the case heard on Jan and Feb 2007, a discussion is available on the <http://www.anc6a.org> website. (20 minutes)
4. HPA (145 Tennessee Ave NE). Applicant seeks to add a 3<sup>rd</sup> story to his property in the Capitol Hill historic district. (20 minutes)
5. H Street Heritage Trail. Discuss whether ANC 6A should support the application for an H Street Heritage Trail. (10 minutes)

8:40 **Additional Community Comment (time permitting)**

Everyone is welcome! Call Drew Ronneberg with questions at 431-4305.

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Visit our website at <http://www.anc6a.org/>

Sign up for automated meeting reminders and community listserv at

<http://groups.yahoo.com/group/anc-6a/>

Form 135 — Side 1  
(Revised 03/15/02)

Case No. \_\_\_\_\_

## ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District(s)*
130 14th Street N.E.	1034	824	R-4	6A

## CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought\* ☐ §3103.2 - Use Variance ☒ §3103.2 - Area Variance ☐ §3104.1-Special Exception

Pursuant to Subsections 404.1 and 403.2

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

1. the agent is duly licensed to practice law or architecture in the District of Columbia;
2. the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
3. the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owners Signature  Owner's Name Rev. Dr. Henry Y. White

Agent Signature  Agent Name James Jordan

Date\* 05/25/08 DC Bar No. \_\_\_\_\_ or Architect Registration No. 100169

OFFICE OF ZONING DETERMINATION  
(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

- ☐ Accepted for filing.
- ☐ Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
- ☐ Rejected for failure to comply with the provisions of
- ☐ DCMR Title 11 §3113.2; or
- ☐ DCMR Title 11 Zoning Regulations.

Explanation

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Jerrily R. Kress, FAIA — Director  
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* www.dcoz.dc.gov

Form 135 — Side 2

**INSTRUCTIONS**

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	5,838	4,000	--	10,979	--
Lot Width (ft. to the tenth)	89.0	40.0	--	89.0	--
Lot Occupancy (building area/lot)	96%	N/A	60%	99%	39%
Floor Area Ratio (floor area/lot area)	N/A	N/A	N/A	N/A	--
Parking Spaces (number)	N/A	N/A	N/A	N/A	--
Loading Berths (number and size)	N/A	N/A	N/A	N/A	--
Front Yard (ft. to the tenth)	0 ft.	0 ft.	--	0 ft.	--
Rear Yard (ft. to the tenth)	0 ft.	20 ft.	--	0 ft.	100%
Side Yard (ft. to the tenth)	1 ft.	0 ft.	--	0 ft.	--
Court, Open (width by depth)	N/A	N/A	N/A	N/A	--
Court, Closed (width by depth)	N/A	N/A	N/A	N/A	--
Height (ft. to the tenth)	29 ft. 6 in.	N/A	40 ft./3 stories	29 ft. 6 in.	--

### Statement of Existing and Intended Use

The Brown Memorial AME Church is proposing the construction of an addition to the existing church located at 130 14<sup>th</sup> Street N.E. in the side yard. The addition will be approximately as long and as wide as an existing elevated patio footprint attached to the church, which will result in the new building foot print exceeding the maximum lot occupancy and a zero-foot rear yard. The additional space is required to allow the church to expand its community outreach ministries, provide classrooms for Sunday School purposes, provide church administrative offices, and will include an elevator to provide handicapped access. Presently, the existing church building lacks adequate space to accommodate these components. A zoning variance is sought to allow for a zero-foot rear yards in the R-4 zone and percentage of lot occupancy relief for the proposed church use.

A more detailed description of the existing and proposed function of the church program is described in the "Statement of the Burden of Proof," which is included in this application.

#### Existing Conditions:

**Lot:** 824      **Square:** 1034      **Lot Area:** 5,838 sq. ft.      **Building Area:** 10,979 sq. ft.

<u>Zoning: R-4:</u>	<u>Min.Reg'd</u>	<u>Proposed</u>
Lot Width	40 ft.	89 ft.
Height of Building	40 ft.(Maximum)	29 ft. 6 in./2 Stories
Min. Lot Area	4,000 sq. ft.	5,8383 sq. ft.
Floor Area Ratio	N/A	N/A
Percent of Lot Occupancy	60% (Maximum)	99%
Rear Yard	20 ft.	0 ft.
Side Yard	0 ft.	0 ft.
Front Yard	0 ft.	0 ft.
Loading Berth	N/A	N/A

#### Proposed Building (Addition) Statistics:

Basement:	386 sq. ft.
First Floor:	2,777 sq. ft.
Second Floor:	<u>2,730 sq. ft.</u>
Total	5,893 sq. ft.

**BEFORE THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA**

**STATEMENT OF THE BURDEN OF PROOF**

This is an application of the Brown Memorial A.M.E. Church (the "Applicant" or "Brown Memorial"), pursuant to 11 DCMR for two variances (Subsections §404.1 and §403.2) to allow for the construction of a two story addition to existing church property located in the R-4 zone. The Brown Memorial AME Church is located at the southwest corner of the intersection of 14<sup>th</sup> Street and Constitution Avenue, N.E. The variance sought pursuant to Subsection 404.1 is for a zero-foot rear yard that is preexisting on the church property along the Constitution Avenue, N.E. frontage of the church lot. The other variance sought under Subsection 403.2 is for relief of percentage of lot occupancy for the proposed church facilities to be constructed on the church property (Lot 824 in Square 1034, the "Property"), as shown on Exhibit K of this application.

**I.**

**Nature of Relief Sought**

The Applicant seeks to construct an addition to the existing church located at 130 14<sup>th</sup> Street N.E. in the front and side yards fronting 14<sup>th</sup> Street N.E. and North Carolina Avenue, N.E., respectively. The main component of the addition will be approximately the same length and width as the length and width of an elevated patio that is currently attached to the church. More specifically, the addition will primarily be built over the footprint of this existing elevated patio that fronts along the North Carolina Avenue, side of the church. The new construction will result in the transformation of the patio into a two story building which will house a multi-purpose room, restrooms, and an audio video room on the first floor, and church offices and conference rooms on the second floor. Additionally, there is a preexisting basement under this patio. The basement space will be converted from a series of office rooms to include a fellowship hall, a

kitchen facility, multiple meeting rooms, office space, and restrooms. This addition over the existing patio footprint would result in exceeding the maximum lot occupancy from its current percentage of 96% lot occupancy to 99% lot occupancy.

The plan also calls for access ramps and stairs to the entrance points along the front, back, and sides of the church; however, these ramps and stairs would extend over the existing patio footprint and into the public space that borders the Church along 14<sup>th</sup> Street N.E. and North Carolina Avenue, N.E. Concurrent with this application, the Applicant is pursuing permission to construct these ramps and stairs in the public space.

The additional space is required to allow the church to expand its community outreach ministries, to provide classrooms for Sunday School purposes, for church worship functions, and church executive and administrative functions. Presently, the existing church building lacks adequate space to accommodate these necessary components. Brown Memorial AME Church maximizes all of the space in its current 10,979 square foot building for worship services and for other components of the church, including outreach services which benefit the immediate North Lincoln Park community. The zoning variance being sought will allow for a zero-foot rear yard in the R-4 zone and percentage of lot occupancy relief for the proposed addition.

**Existing Conditions:**

**Lot:** 824      **Square:** 1034      **Lot Area:** 5,838 sq. ft.      **Building Area:** 10,979 sq. ft.

<b><u>Zoning: R-4:</u></b>	<b><u>Min.Req'd</u></b>	<b><u>Proposed</u></b>
Lot Width	40 ft.	89 ft.
Height of Building	40 ft.(Maximum)	29 ft. 6 in./2 Stories
Min. Lot Area	4,000 sq. ft.	5,838 sq. ft.
Floor Area Ratio	N/A	N/A
Percent of Lot Occupancy	60% (Maximum)	99%
Rear Yard	20 ft.	0 ft.
Side Yard	0 ft.	0 ft.
Front Yard	0 ft.	0 ft.
Loading Berth	N/A	N/A



**Proposed Building (Addition) Statistics:**

Basement:	386 sq. ft.
First Floor:	2,777 sq. ft.
Second Floor:	<u>2,730 sq. ft.</u>
Total	5,893 sq. ft.

**II.****Jurisdiction of the Board**

The Board of Zoning Adjustment ("BZA" or "Board") has jurisdiction to grant the variance relief requested herein pursuant to § 8 of the zoning Act, D.C. Code, 2001 Ed. § 6-641.07(g)(2) and (g)(3).

**III.****Background****Description of the Property and Surrounding Area**

1. The Brown Memorial AME Church building is located at 130 14<sup>th</sup> Street N.E., which is on the southwest corner of the intersection of 14<sup>th</sup> Street and Constitution Avenue, N.E. within the North Lincoln Park community in Washington, D.C. (Lot 824, Square 1034).
2. The subject property is located near the apex of two sets of row houses. The first set borders Constitution Avenue, N.E., which is northwest of the property, and the other set is located southwest of the property along North Carolina Avenue, N.E.
3. The property is occupied by a two-story structure that has been used as a church for nearly 100 years.
4. The lot contains 5,838 square feet and is a five-sided polygon of varying lengths, including: one side of ninety-seven point six seven feet (97.67 ft.) fronting on Constitution Avenue, N.E.; one side of forty point one six feet (40.16 ft.) fronting on 14<sup>th</sup> Street N.E.; one side of eighty-nine point four four feet (89.44 ft.) on North Carolina Avenue, N.E.; one side of forty-six point one five feet (46.15 ft.) roughly abutting the row

houses bordering Constitution Avenue, N.E.; and one side of thirty-nine point seven zero feet (39.70 ft.) roughly abutting the row houses bordering North Carolina Avenue, N.E.

5. The side of the property abuts a 10-foot wide public alley.
6. There are row houses on the opposite side of Constitution Avenue, N.E.
7. There are row houses on the opposite side of North Carolina Avenue, N.E.
8. The area is characterized by row houses and institutional uses.

#### IV.

##### Applicant's Requested Church Program Uses

1. The underlying church programs which will be managed in the proposed addition are:
  - a. Church ministry counseling;
  - b. Church-related meetings, conferences, and seminars;
  - c. Bible study;
  - d. Youth ministry activities; and
  - e. Community-oriented forums
2. The programs will serve the North Lincoln Park community as well as church members.
3. The applicant states that size of the staff of the church program will not increase significantly.

##### Impacts on the Zone Plan and the Public Good

4. The subject site is designated Moderate Density Residential on the General Land Use Map.
5. The moderate density residential land use category includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing.



6. The Comprehensive Plan sets goals of stabilizing and improving churches that contribute to the character of the neighborhood and add to the livability of the community (Comprehensive Plan Section 102.3).
7. Such development should be encouraged if adverse impacts are minimized:  
"1104.1 The policies established in support of the residential neighborhoods objectives are as follows:  
(k) Control the external negative impact of new non-residential areas by providing sufficient parking, loading areas, pick-up and drop-off access consistent with the activity level of the non-residential uses. With respect to permitted, non-residential uses, including schools, hospitals, churches, and clinics, this policy is designed to reduce the possible adverse impact of the non-residential uses on the residential area."
8. This development is consistent with these goals as the church will not increase the occupancy capacity in the main sanctuary of the church. The proposed addition to the church will not create a need for additional off-street parking and, therefore, will not adversely contribute to non-residential uses in the area.

#### Zoning

9. The subject property is in the R-4 zone.
10. The R-4 District's primary purpose is to stabilize existing residential neighborhoods that have primarily been developed with row dwellings.

Overall, the Applicant is not seeking any major changes that will impact the operating conditions of the church. The relief sought by the Applicant will allow the administrative, executive, and

community outreach functions of the church to be conducted more effectively and to be more securely located inside the church.

V.

**The Application Meets the Requirements for Variance Relief Under 11 DCMR §3103.2**

The Application meets the requirements for variance relief under Section 3103.2 of the Zoning Regulations. The burden of proof for area variance relief is well established. The Applicant must demonstrate that the Property is affected by an exceptional or extraordinary situation or condition, that the strict application of the Zoning Regulations will result in a practical difficulty to the applicant, and that the granting of the variance will not cause substantial determinant to the public good nor substantially impair the intent, purpose or integrity of the zone plan. *Palmer v. District of Columbia Board of Zoning Adjustment*, 287 A. 2d 535, 541 (D.C. 1972). The Applicant meets the three-part test for area variance relief, as demonstrated in the subsections (A) through (C) to follow below.

**(A) The Property Is Affected By An Exceptional Or Extraordinary Situation Or Condition**

Brown Memorial AME Church's existing church is 10,979 square feet and sits on a 5,838 square foot lot. The property's triangular geometric configuration causes the property to be susceptible to maxing out its rear and side yard lot lines. As such, there is no space to expand the existing church structure without creating a building with a non-conforming profile against the existing row houses. Expansion in to the side and front yard is the only option and will permit the church addition to remain within the profile of setbacks and building heights of the existing row houses in view along North Carolina Avenue, N.E. to the southwest and along Constitution Avenue, N.E. to the northwest of the property. Moreover, the majority of the expansion would

occur over a preexisting elevated patio footprint and therefore the resulting visual impact of the addition would be de minimus.

(B) Strict Application Of The Zoning Regulations Will Result In Potential Difficulty To The Applicant

The Applicant will not be able to expand its community outreach ministries, provide classrooms for Sunday School purposes, or provide church administrative offices and conference rooms if the requested zoning relief is not granted. This will result in difficulty for Brown Memorial AME Church because it will not be able to fulfill its mission of striving to increase its impact on the local and district-wide community by providing necessary services.

(C) Relief Can Be Granted Without Substantial Determination to the Public Good and Without Impairing the Intent, Purpose and Integrity of the Zone Plan

The Applicant (or its predecessors in interest) has operated as a church in the North Lincoln Park Community for nearly 100 years. Based on its experience, the Applicant believes that the proposed changes will not be of a substantial detriment to the public good or frustrate the goals of the Zoning Regulations in any way. While the project does involve physical or structural alterations to the existing structure, the addition will not have a major impact on the profile of the surrounding areas. The proposed building height will not exceed 40 feet (it will in actuality be approximately 29 ½ feet) and the width of the building will be consistent with the existing row houses in the North Lincoln Park neighborhood. Thus, the proposed addition will not create any objectionable noise or other impact on surrounding properties, and the requested variance relief can be granted without substantial detriment to the public and without substantially impairing the intent, purpose, and integrity of the Zone Plan.

**VI.**  
**Community Outreach**

The applicant has met with area residents regarding the proposed modifications to the operating conditions and had obtained letters of support (Exhibit G). The Applicant will continue to meet with individual neighbors and will present its application to Advisory Neighborhoods Commission 6A at one of its regularly scheduled meetings in the near future.

**VII.**  
**List of Witnesses expected to Testify**

The following witnesses are expected to testify at the public hearing on behalf of the Applicant:

1. Rev. Dr. Henry Y. White, Brown Memorial AME Church
2. James Jordan, Arel Architects

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12671 of Brown Memorial A.M.E. Church, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances from the percentage of lot occupancy (Sub-section 3303.1), closed court (Sub-section 3306.1) and off-street parking requirements (Sub-section 7202.1) to permit a three story rear addition to a church in the R-4 District at the premises 130 14th St., N.E., (Square 1034, Lots 817, 82, 83, 96 and 97).

HEARING DATE: June 21, 1978  
DECISION DATE: August 2, 1978

FINDINGS OF FACT:

1. The church is located on a triangular lot formed at the intersection of 14th Street, N.E., North Carolina Avenue, N.E. and Constitution Avenue, N.E., at 130 14th St., N.E.

2. The Brown Memorial Church occupies lot 817 which is at the eastern most end of the square and is approximately 5,700 square feet in area. Lots 82, 83, 96 and 97 are adjacent to the rear of the existing church. The total land area of these four lots is approximately 2,925 square feet.

3. Lots 82 and 83 front on Constitution Avenue and Lots 96 and 97 front on North Carolina Avenue. All lots are improved with row dwellings that are vacant at this time.

4. Adjacent to the church properties to the west are row dwellings. A small three story apartment building is located on the north east corner of 14th Street and Constitution Avenue, N.E. The predominant housing type throughout this area is row dwellings.

5. The applicant proposes to expand its facilities to the four adjacent lots to the rear of the church.

6. The addition will be two stories high along North Carolina Avenue and three stories high along Constitution Avenue. Both heights are in keeping with the heights of adjacent row dwellings.

7. As proposed the new addition will add some 2,948 square feet of floor area to the church's facilities. The addition will include classroom space, day care facilities, church offices, a kitchen and a caretaker's apartment.

8. The applicant has submitted two alternative plans for the addition. One alternative proposes the restoration of existing facades. The other alternative contemplates more extensive new construction but a style and design which is in keeping with the character of the surrounding area.

9. The applicant requests a variance from the lot occupancy requirement of the R-4 District to accommodate the proposed addition. A variance in the amount of nineteen percent is requested. This variance results from the need to fill in a portion of what had been the rear yards of the dwellings, in order to physically integrate the addition with the existing buildings.

10. The applicant requests a variance from the closed court requirements of the Zoning Regulations regarding its width and minimum area. The closed court results from the shape of the proposed addition, which has been designed to harmonize with adjacent houses and follow the footprint of the existing rowhouses, and the relationship to the lot lines of the triangular lot.

11. The applicant requests a variance from the parking requirements caused by the inclusion of a caretaker's apartment in the proposed addition. One space would be required, and none is proposed to be provided. Because of the



absence of an alley and the shape of the property, there is no available location for parking.

12. The property is contained within the Capitol Hill Historic District, which is listed on the National Register of Historic Places. The design of the building which incorporates the retention of the facades along Constitution Avenue would be in keeping with the character of the area and would support the public good.

13. At the Board's Public Meeting held on July 5, 1978, the Board deferred decision on the application. The Board was unable to determine from the record which of the two plans, the restoration of the existing row facades or new construction in keeping with the surrounding neighborhood which involved the demolition of the row dwelling facades, the applicant desired to utilize.

14. In response to a request from the Board to clarify the issue, the Church stated that, if outside funding can be obtained under the Historic Preservation Grant program, the Church would endeavor to preserve and restore the two facades of the row houses on the Constitution Avenue Frontage but if funds are not made available those facades would be demolished, because of the great cost involved in preserving them.

15. The Municipal Planning Office, by memorandum dated June 15, 1978, and by testimony at the hearing, recommended that the application be granted. The MPO reported that the granting of the lot occupancy variance will not adversely affect neighboring properties and will not result in over intensification of this triangular corner lot which is bounded by two arterial avenues and a public park, that a variance from the closed court requirement will not adversely limit light and air, that the granting of the variance to waive the one required parking space would not result in any adverse traffic or on-street congestion which might adversely affect nearby or adjoining properties, and that the proposed addition to the Brown Memorial AME Church is exceptionally sensitive to the character of the area. The MPO reported that the scale and design of the addition is in keeping with the scale and design of nearby existing row dwellings. The MPO stated that

the granting of this application will not result in any unduly objectionable impacts on neighboring property and would be in keeping with the spirit and intent of the Zoning Regulations. The Board so finds.

16. The Capitol Hill Restoration Society, Inc. took no position on the application.

17. Advisory Neighborhood Commission 6A was informed of the application but offered no recommendation.

18. There was no opposition to the case.

#### CONCLUSIONS OF LAW AND OPINION

The applicant is seeking area variances, the granting of which requires a showing of practical difficulty. The Board concludes that the unusual triangular shape of the property when combined with the desire to create an addition which conformed to the character and shape of the existing rowhouses on and adjacent to the property creates such a difficulty. The Board further concludes that, the requirement for an off-street parking space for the caretaker's apartment would be extremely difficult to fulfill given the size and arrangement of the lots and the lack of an alley. The Board concludes that the proposed addition which incorporates the retention of the existing facades, would be most in keeping with the character of the area, and would be in the best interests of the overall general welfare and the public good.

The Board concludes that the proposed application can be granted without substantial detriment to the public good and without substantially impairing the intent purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map. Accordingly, it is ordered that the application is granted subject to the condition that the facades of the houses fronting on Constitution Avenue

Application No. 12671  
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N.E. be preserved and retained as part of the new construction.

VOTE: 3-0 (William F. McIntosh, Leonard L. McCants to grant, Walter B. Lewis to grant by proxy, Chloethiel Woodard Smith and Charles R. Norris not voting, not having heard the case.

FINAL DATE OF ORDER: 29 AUG 1978

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: *Attn E. She*

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 16048 of the Brown Memorial AME Church, as amended, pursuant to 11 DCMR 3108.1, for a special exception under Section 334 to establish a temporary community service center on the first floor in an R-4 District at premises 1400 Constitution Avenue, N.E. (Square 1055, Lot 45).

HEARING DATES: June 14, and September 13, 1995  
DECISION DATE: September 13, 1995

ORDER

PROCEDURAL BACKGROUND

This application was initially advertised for a variance from the use provisions (Subsection 330.5) or, in the alternative, a special exception under Section 216 to establish a church office as a church program at the subject premises. However, during the public hearing on this case on June 14, 1995, the Board concluded that the proposed use may be classified as a temporary community service center under Section 334. Accordingly, this case was readvertised for special exception relief to establish a temporary community service center.

SITE AND AREA DESCRIPTION

The subject property is located on the northeast corner of the intersection of 14th Street and Constitution Avenue N.E. The site measures approximately 1,536 square feet in land area and is developed with a two-story rowhouse designed to be used as a flat. Both the first and the second floors are constructed as two-bedroom apartment units. The applicant and owner, Brown Memorial A.M.E. Church, is presently using the first floor apartment unit for an office. The apartment unit on the second floor is presently vacant and is being offered for rent as a residence.

The character of the area surrounding the site is primarily residential, developed with rowhouses interspersed with low-rise apartments, churches and schools. The Brown Memorial A.M.E. Church is located diagonally across the street at the southwest corner of the intersection of 14th Street and Constitution Avenue N.E.

ISSUES AND ARGUMENTS

1. Whether the applicant meets the provisions of Sections 334 and 3108.1 of the Zoning Regulations?

Subsection 334.1 of the Zoning Regulations authorizes the Board to approve temporary community service centers in R-4 districts as special exceptions. These centers are to "accommodate organizations created for the purpose of improving the social or economic well being of the residents of the neighborhood in which it is proposed to be located..."

The applicant, Brown Memorial Church, states that the first floor of 1400 Constitution Avenue, N.E., is presently being used by the members of the church and community for the following programs:

1. Community Food Program
2. Community Outreach Program
3. Youth Basketball Program
4. Girl Scout Council Program

The applicant stated that the community will benefit from the development of the youth into leaders in society. The programs will remove the youth from criminal activity that may be in their community and reduce crime within the community as well.

Subsection 334.2 provides that a temporary community service center shall be located so that it is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions, and Subsection 3108.1 states that the requested relief shall not tend affect adversely the use of neighboring property.

The applicant stated that the activities that may occur at the site include, but are not limited to the following:

- 1) receiving supplies and other items related to the programs;
- 2) preparing and printing programs and newsletters;
- 3) preparing and arranging travel for the participants; and
- 4) preparing for the community service programs to operate.

The applicant stated that the premises will be open for these programs for five to six days per week, except during the summer months. While the programs will not physically be located at the site for the six days, the secretary will be available to take telephone calls.

The programs operate about 20 hours per week in the Greater Washington Metro area, however at the site, the programs will operate about ten hours per week.

The applicant stated that there will be 20 volunteers on staff; four each for the community outreach program, basketball program and food program and eight for the Girl Scout program. The volunteers will come from the church and community.

The applicant stated that use of the site as a office for the community services will not adversely affect the present character or future development of the surrounding area. The use as an community service center on the first floor will not create any deleterious external effects. This community center will not have any effect on the present zoning of the second floor residential unit.

The Office of Planning filed a report dated June 6, 1995 recommending denial of the application as it was originally filed. A supplemental report was filed by OP in response to the amended application. In the supplemental report, OP stated that it was unable to make a recommendation due to the lack of detailed information about the applicant's proposal. However, OP stated that if at the time of the public hearing the applicant is able to establish that the proposed temporary community service center is designed to serve the social and economic well being of the neighborhood in which it is located and is reasonably necessary or convenient to the neighborhood, the Office of Planning would not object to the approval of this application for a period not to exceed three years.

ANC 6B submitted a letter dated June 13, 1995 in support of the application as originally advertised.

Area residents testified at the public hearing in opposition to the application. They expressed concerns in the following areas:

A. Serving the neighborhood. Opponents were unsure whether the people attending the programs would come from their neighborhood because so many members of the church are from other communities outside of the neighborhood and the city. They also believed that most of those running the programs will be from outside the neighborhood.

B. Maintaining the Residential Character. Opponents expressed a concern that the programs would bring people into the community who would loiter and eat food while walking around the streets. These people might lead to some of the social problems,



vandalism and crime. They noted that people living in this neighborhood are organizing to clean up the public areas and fix up the properties. They are concerned that the property values will be reduced if people in the programs loiter in the area, spread trash, and create traffic and parking congestion. One opponent was concerned that a residence is being used for a service center rather than a dwelling.

One resident testified that the derelict properties in the area are used for public drinking and illegal activity. She stated that the church has declined to assist the neighborhood in efforts to stop this even on church property. The church has been unwilling to post "no trespassing" signs to assist the police with making arrests.

One neighbor testified that the subject lot is unsecured and the landscaping is unkempt.

C. Future Plans of the Church. One neighbor was concerned that the church would get approved to operate the center temporarily without knowing that they will have a place to locate when the approval expires.

Responding to the issues raised by opposing neighbors, the church stated that the food program will not create problems with loitering and trash in the street because the prepared foods will not be served to people coming to the site to eat. The volunteers will get a list of people in need of food, the volunteers will take the food from the center to the people in need. The foods are canned and packaged items.

With regard to traffic and parking congestion, the applicant stated that while the programs will operate from the site, not many people will come to the site on a daily basis. For example, there are 40 members on the basketball team. They practice at Eastern High School and all 40 children do not come to the center at one time. The Girl Scouts meet at different locations, not just at the center. For the outreach program, the volunteers go to the school to find out what is needed. The children do not come to the center. The church stated that the children in the programs are from the community. They do not drive, therefore they do not create traffic congestion or parking problems. The four or so volunteers are the only ones likely to drive and they will not adversely impact traffic or parking. The programs are intended to serve the community. The traffic and parking conditions will not be like the conditions on Sundays for church service.

On the issue of the church's future plans, the pastor testified that while there is nothing definite about where the service center will be located in the future, the church is pursuing this application with the faith that a subsequent location will be found and approved.

Subsection 334.3 states that no structural changes shall be made except those required by other municipal laws or regulations.

The applicant stated that there will be no structural alterations to enlarge the nonconforming use. Neither interior or exterior changes have been or are expected to be made.

Subsection 334.4 states that the use shall be reasonably necessary or convenient to the neighborhood in which it is proposed to be located. The applicant stated that the main recipients of the youth basketball program are all of the youth from the Washington, D. C. metropolitan area who are interested in developing their skills in basketball, education and leadership. This program is for 30 youths per year and is to have three age groups: 9 to 12, 13 to 15, and 16 to 18. The main recipients of the community outreach program are the students of Maury Elementary School. Maury School was adopted by the A.J. Mattison Men's Fellowship to receive material gifts, moral support, and help with goal setting. All District of Columbia public schools are eligible for assistance from this outreach program.

The main recipients of the Girl Scout program are 40 girls from the Washington D.C. metropolitan area. As a member of the Girl Scouts of the United States, the church accepts all girls who are willing to attend.

The applicant stated that the people to be helped by the programs generally come from the community.

Subsection 334.5 states that a temporary community service center shall not be organized for profit, and no part of its net income inures to the benefit of any private shareholder or individual.

The applicant stated that the church programs are not and will not be organized for profit, but are organized exclusively for the promotion of the social welfare of the community. The staff who operate the activities of the church are all volunteers except the pastor and secretary who are salaried personnel of the church.

Subsection 334.6 requires the Board to limit the use to a reasonable period of time not to exceed three years. However, the Board is allowed to renew authorization of the use.

Under Subsection 3108.1, the application shall not impair the intent purpose or integrity of the zone plan.

The applicant testified that the structure is zoned for residential purposes and the proposal to locate the community service center there is only temporary. The applicant will seek to continue the programs at another location, possibly next to the church. In any event, the applicant will seek approval as necessary. The current facility will be returned to full residential use.

FINDINGS OF FACT:

Based on the evidence of record, the Board finds as follows:

1. The traffic congestion and parking problems are not attributable to the operation of the program.
2. The recipients of the services are generally from the neighborhood, not from the suburbs.
3. The food program is operated so that it is unlikely to contribute to loitering or the generation of trash.
4. The children participating in the programs are not involved in criminal activity or vandalism in the neighborhood.
5. The church needs to communicate with the area residents to address issues of concern to them.

CONCLUSIONS OF LAW AND OPINION:

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3108, and that granting the requested relief is in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not adversely affect the use of neighboring property in accordance with the Regulations and Maps. The Board further concludes that the application meets the provisions of 11 DCMR 334 regulating temporary community service centers in residential districts. It is therefore ORDERED that the application is GRANTED subject to the following CONDITIONS:

1. Approval shall be for a period of TWO YEARS from the final date of this order.

2. The outreach programs of the site shall be limited to the Girl Scouts, the youth basketball program, the community outreach program, and the food program.

3. The applicant shall appoint a person to act as a liaison with the community to address issues of concern to them about the church.

4. No cooked food shall be distributed from the subject site.

VOTE: 4-0 (Angel F. Clarens, Laura M. Richards, Susan M. Hinton, and Craig Ellis to grant).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
MADELIENE H. DOBBINS  
Director

FINAL DATE OF ORDER: \_\_\_\_\_

JUN 30 1997

PURSUANT TO D.C. CODE SEC. 1-2531 (1987), SECTION 2667 OF D.C. LAW 2-38, THE HUMAN RIGHTS ACT OF 1977, THE APPLICANT IS REQUIRED TO COMPLY FULLY WITH THE PROVISIONS OF D.C. LAW 2-38, AS AMENDED, CODIFIED AS D.C. CODE, TITLE 1, CHAPTER 25 (1987), AND THIS ORDER IS CONDITIONED UPON FULL COMPLIANCE WITH THOSE PROVISIONS. THE FAILURE OR REFUSAL OF APPLICANT TO COMPLY WITH ANY PROVISIONS OF D.C. LAW 2-38, AS AMENDED, SHALL BE A PROPER BASIS FOR THE REVOCATION OF THIS ORDER.

UNDER 11 DCMR 3193.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF TWO YEARS, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.

ord16048/TWR/amb

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



BZA APPLICATION NO. 16048

As Director of the Board of Zoning Adjustment, I hereby certify and attest to the fact that on JUN 30 1997 a copy of the order entered on that date in this matter was mailed first class postage prepaid to each party who appeared and participated in the public hearing concerning this matter, and who is listed below:


Morris F. Lee  
Murchison Realty Company, Inc.  
3005 Georgia Avenue, N.W.  
Washington, D.C. 20001

Tommy Wells, Chairperson  
Advisory Neighborhood Commission 6B  
921 Pennsylvania Avenue, S.E.  
Washington, D.C. 20003

Mary E. Bailey  
1336 North Carolina Avenue, N.E.  
Washington, D.C. 20002

David Lloyd  
231 14th Street, N.E.  
Washington, D.C. 20003

Elizabeth Nelson  
1330 North Carolina Avenue, N.E.  
Washington, D.C. 20002

  
MADELIENE H. DOBBINS  
Director

Date: JUN 30 1997



Form 120 — Exhibit 1  
(Revised 04/29/02)

Case No. **17835**

BEFORE THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: Click [Here](#) for Application Form Instructions

Pursuant to Sections §3103.2 – Use Variance, §3103.2 – Area Variance and/or §3104.1 – Special Exception of Title 11 DCMR – Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	Relief Being Sought*	Section No(s)*
225 9th Street NE	0939	0095	R-4	Special Exception <input type="checkbox"/>	§ 223
				Area Variance <input type="checkbox"/>	§ 2308
				Area Variance <input type="checkbox"/>	
				Area Variance <input type="checkbox"/>	

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D.C. OFFICE OF ZONING  
MAY 29 PM 5:52


Present Use of Property:*	Single Family Row Dwelling				
Proposed Use of Property:*	Single Family Row Dwelling				
Owner of Property:*	Louis P. Fiore			Telephone No.:*	202-548-0722
Address:*	225 9th Street NE	City:*	Washington	State:*	District of Columbia
				Zip:*	20002

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public

Hearing Notice:\*

The homeowner, Louis P. Fiore, proposes to remove the existing detached garage located in the rear of the property and construct a new, larger garage that can accommodate his specific lifestyle needs. Please find a detailed statement of the project attached to this application.

Estimated Construction Cost:	\$35,000.00	Advisory Neighborhood Commission Single-Member District(s):*	6A03 <input type="checkbox"/>
------------------------------	-------------	--	-------------------------------

Date:*	May 29, 2008	Signature:	
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\* The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.

To be notified of hearing and decision:  
(Owner or Authorized Agent\*)

Name:*	Derrick S. Sieber				
Address:*	3734 Angelton Court	City:*	Burtonsville	State:*	Maryland
				Zip:*	20866
Phone No.:*	202-302-1990	Fax No.:	301-890-5947	E-Mail:	derrick.precision@gmail.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.  
District of Columbia

CASE NO. **17835**

Print Preview Clear Form

EXHIBIT NO. **1**



Signature:

Date

Jerrily R. Kress, FAIA - Director  
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* www.dcoz.dc.gov

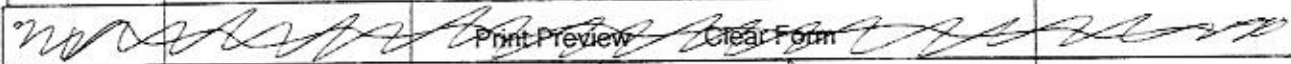
Form 135 — Side 2

**INSTRUCTIONS**

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1694.24	1800			Existing
Lot Width (ft. to the tenth)	16.0				Existing
Lot Occupancy (building area/lot)	1073.6	N/A	60%	70%	10%
Floor Area Ratio (floor area/lot area)	N/A	N/A	N/A	N/A	N/A
Parking Spaces (number)	1	N/A	N/A	1	0
Loading Berths (number and size)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)		20.0		20.0	
Side Yard (ft. to the	N/A	N/A	N/A	N/A	N/A

tenth)					
Court, Open (width by depth)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	12.0 feet	N/A	15.0	15.0	0
 <a href="#">Print Preview</a> <a href="#">Clear Form</a>					
Alleyway Setback ft to the tenth	0 ft.	12 ft.		0 ft.	7 ft.

# DETAILED STATEMENT FOR BOARD OF ZONING ADJUSTMENT HEARING

## I. SUMMARY RECOMMENDATION

The DCRA Office of the Zoning Administrator requires approval of area variances to lot occupancy and alleyway setback. The application meets the three-part variance test. The configuration of the property creates a hardship by limiting the ways in which the applicant can live-in and expand his home. The addition will not impact the public good and will not impair the intent of the Zoning Regulations.

## II. APPLICATION - IN - BRIEF

Applicant:	Louis P. Fiore
Address:	<b>225 9 Street NE</b>
	Square# 0939 - Lot# 0095
Ward:	6
Lot Characteristics:	Existing Row House in the 200 block of 9 Street NE
Zoning Classification:	R-4
Historic District:	The Capital Hill Historic District
Proposal:	Removing Existing Garage and Constructing New, Larger Garage.
Relief Sought:	1. Maximum Lot Occupancy (§ 223.0) 2. Alleyway Setback Requirement of 12' (§2300.4)

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## III. SITE & AREA DESCRIPTION

The subject property is located one block north of Constitution Ave. on the east side of 9<sup>th</sup> Street NE; located in between Constitution Ave. & C Street. The property is 16.00 feet in width and the lot length is 105.89 feet. The row house is a 3-story brick home that has no basement and there is an alleyway that services the rear of the property. The east side of 9<sup>th</sup> Street is lined with single family row dwellings of consistent 19<sup>th</sup> century brick architecture. Although all dwellings on the east side of the row have front yards, the original survey papers indicate the house is in fact faced on 9<sup>th</sup> Street and that the front yard greenery is NOT included in the homeowner's property lot. As noted in the attached photographs, the coverage area where the rear garage is situated on protrudes slightly into the alleyway. This oddity was not a construction mishap, but actually reflects the true and accurate dimensions of the applicant's property when originally developed on. (It is important to note this peculiarity, as it later explains the necessity for having a diagonal vehicle entry for the proposed garage.) The dimensions of the existing rear garage measure 16.0 feet in width and 10.1 feet in length, which presently does NOT permit vehicular access.

## IV. PROJECT DESCRIPTION

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 17835  
EXHIBIT NO. 4

The applicant proposes to remove the existing detached corrugated metal garage located at the rear of the property and construct a new, larger brick garage structure. The new 371 square foot garage would be used to accommodate the specific disability and lifestyle needs required for his standard of living. The property is presently used as a single family row dwelling and is intended to remain as a single family row dwelling. The proposed length of the new garage structure would measure 25.92 feet and would allow for the required vehicular access so desired by the applicant. Furthermore, several other properties on the block have detached garage structures that – when combined with the existing home coverage – exceeds the maximum lot coverage allowed by the Zoning Regulations. Whether or not these other dwellings have received proper area variances could not be conclusively determined, however the applicant's proposed lot coverage would be reasonably consistent with others on the block.

## **V. ANALYSIS & VARIANCE TESTS**

### ***Zoning***

The subject property is zoned R-4. The R-4 district is designed for the development of "single family residential uses, (including detached, semi-detached, row dwellings, and flats) churches and public schools..." R-4 districts allow "maximum lot occupancy of 60%" and "a minimum rear yard setback of 20 feet for row dwellings." The following zoning relief is required for the structure as it is currently proposed:

- |  |           |
|--|-----------|
| 1. Maximum Lot Occupancy               | (§ 223.0) |
| 2. Alleyway Setback Requirement of 12' | (§2300.4) |

In order to be granted a variance, the applicant must show that they meet the three part test described in the Zoning Regulations for variances.

- 1. Does the property exhibit specific uniqueness with respect to exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional situations or conditions?**

The existing garage is subject to an exceptional situation because of the shape and minimal depth of the structure. The garage depth is only a mere 10.10 feet in length, which is insufficient to accommodate even the smallest compact vehicle.

- 2. Does the extraordinary or exceptional situation impose a practical difficulty which is unnecessarily burdensome to the applicant?**

The exceptional situation that imposes an unnecessary hardship for the applicant is one that stems from his current medical condition. The applicant is legally blind and, coupled with a

degenerative disorder, requires a live-in assistant. Although the applicant does not presently require the full-time use of a wheelchair, specialists familiar with his condition indicate that this will likely be the case in the near future. Therefore the applicant and those close to him feel that a larger garage structure, which could facilitate vehicular parking, would accommodate the security and logistical challenges imposed by the existing garage. The proposed garage dimensions would facilitate parking for the applicant's current vehicle, as well as handicap-friendly vehicles being contemplated for the future. The applicant is wholeheartedly desirous of living his final years in his own home and would like to make it as comfortable and accommodating for the restrictive lifestyle that he must regrettably embrace.

**3. Can the relief be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the Zoning Regulations and Map?**

The most practical way to enlarge the garage is to extend the structure in length further into the property with an area variance for lot occupancy. Several other properties on the block have detached garages in excess of the maximum lot occupancy and with far less dire circumstances than those of the applicant's. Therefore there is strong precedence in the neighborhood to conclude that granting relief would not cause substantial detriment to the public good. This precedent is especially evident with the applicant's adjoining neighbor to the north, as their garage footprint measures 400 square feet bringing the lot occupancy of the total property to over 70%. Whatsoever, both adjoining neighbors are familiar with the applicant's medical condition and have given their blessing of the project in the form of notification letters required by the DCRA permit office. In conclusion, the proposed relief can be granted without substantially impairing the intent, purpose, and integrity of the Zoning Regulations.

**VI. OTHER DISTRICT AGENCY REPORTS**

The property is in the Capital Hill Historic District and is set to be reviewed by the Historic Preservation Review Board on May 22, 2008. Preliminary discussions with representatives at the Historic Preservation Office have presented no objections to the proposed concept design. Pending BZA approval, the applicant stands ready to submit for permit issuance with DCRA.

**VII. COMMUNITY COMMENTS**

Neither the homeowner nor other parties involved have received any phone calls or letters from the community in support of, or against the proposal.

**VIII. CONCLUSIONS & RECOMMENDATIONS**

The application meets the three-part variance test. The configuration of the property creates a hardship by limiting the ways in which the homeowner can expand the property. The proposed larger garage structure will not impact the public good and will not impair

the intent of the Zoning Regulations. The DCRA Office of the Zoning Administrator requires approval of variances to lot occupancy and alleyway setback as called for.



# DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., February 14, 2008

Plat for Building Permit of SQUARE 939 LOT 95

Scale: 1 inch = 20 feet Recorded in Book 145 Page 59

Receipt No. 02590

Furnished to: CHRISTOPHER PETITO

RECEIVED  
D.C. OFFICE OF ZONING  
2008 MAY 29 PM 1: 53

By: L.M.C.


Surveyor, D.C.

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

## LEGEND

X — X — X — SILT FENCE

— — — — — LIMITS OF  
DISTURBANCE

 CONSTRUCTION  
ENTRANCE

## CALCULATIONS

LOT: 1,694.24 S.F.  
ZONE: R-4  
OCC. 60%

ALLOWABLE COVERAGE:  
1,694.24 X 0.6 = 1,016.5 S.F.  
1,694.24 X 0.7 = 1,185.9 S.F. (BZA Variance)

Existing House: 536 S.F.  
Bay Window Coverage: 0 S.F.  
Existing 1-Story Addition: 376 S.F.  
Proposed Garage: 277 S.F.  
TOTAL: 1,189 S.F.

I hereby certify that all existing improvements shown hereon, are complete and are correctly platted; that all proposed buildings or construction, or parts thereof, are correctly dimensioned and platted and agree with plans and the application; that the foundation plans as shown hereon is drawn, and dimensions accurately to the same scale as the property lines shown on this plat; and that by reason of proposed improvements to be erected as shown hereon the size of any adjoining premises is not decreased to an area less than is required by the Zoning Regulations for height and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: May 14, 2008

(Signature of owner or his authorized agent)

AREA OF DISTURBANCE:  
277 S.F. or 2770 CU. FT.

9TH STREET, N.E.

N

TH

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43.2

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11

266

2

Original DC Surveyor Paper

CASE NO. 17835  
EXHIBIT NO. 3



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



March 16, 2007

Mr. Roland F. Dreist, Jr., Surveyor  
Office of the Surveyor  
941 North Capitol Street, NE, Suite 2700  
Washington, DC 20002

Re: SO 06-5762 (alley closing)

At a regularly scheduled and properly noticed meeting on March 8, 2007, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to oppose the above referenced application for an alley closing behind 1359 H Street NE.

The ANC opposes this application for the following reasons:

- 1) We can find no evidence in the application that the owner of the properties designated Ms. Shante Parker as the owner's agent. We can only find evidence that Ms. Parker claims to be the owner's agent.
- 2) The application does not specify which lots are owned by the applicant.
- 3) No letters of support for the alley closing from the adjacent property owners were provided by Ms. Parker.
- 4) We believe that the problems of loitering and other unwanted activities in the alley cited in the application should first be dealt with by reporting any incidents to the MPD and other city agencies. Only when these measures fail should an alley closing be considered.

If you have any questions regarding this matter, please contact Mr. Drew Ronneberg, ANC 6A Economic Developing and Zoning Committee Chair, at [ronneberg6a02@gmail.com](mailto:ronneberg6a02@gmail.com).

On behalf of the Commission,

Joseph Fengler.  
Chair Advisory Neighborhood Commission, 6A

*Office of the Surveyor*

APR 18 2007

RECEIVED

**RAYMOND L. WINTERS**

Attorney at Law

1611 S. Pacific Coast Hwy, Suite 206

Redondo Beach, California 90277

Telephone & Fax = 310-540-2050

August 27, 2008

**To Whom It May Concern:**

The undersigned is at this time the Trustee of The Carl O. Winberg 1992 Trust, and said Trust is the holder of title to the parcels of real property located in the District of Columbia described as follows:

1355, 1355 Rear, 1357, 1357 Rear, 1359, and 1361 H Street, NE in Washington, D.C. being Lots 139, 140, 95, 96, and 136 in Square 1027.

The Trust is presently pursuing the closing of a portion of alley adjacent to said parcels.

Since the Trust is located in California, Sealander Brokerage, LTD has been and is the property manager for said properties. Sully Callahan is employed by Sealander Brokerage, LTD and in that capacity is hereby authorized to act for the Trust in the pursuit of the vacation of the portion of the alley.



**RAYMOND L. WINTERS**

Trustee of The Carl O. Winberg 1992 Trust

abscondences, and law enforcement involvement. Data will be collected from all service provision and reported weekly.

Quality assurance and quality improvement will be monitored by the ongoing supervision of staff, regular team meetings with youth and family involvement, FACES reporting, and regular record review. MPP will comply with all monitoring and licensing requirements set forth by CFSA and DC government. Monthly performance reviews for the program including staff, youth, program services and agency support reflects the high-risk background and heightened needs of Teen Bridge youth that MPP will address.

In-house policies, procedures, and protocol have been implemented that ensure high standards and ongoing quality improvement in all program areas. The Martin Pollak Project commits to providing program services that meet all federal and District of Columbia laws, rules and regulations, including relevant District and local jurisdiction licensure requirements, and consistent with policies, procedures and standards promulgated by the Child and Family Services Agency and which are in full compliance with the requirements of this solicitation.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Department of Consumer and Regulatory Affairs**



Office of the Surveyor

**File No. S.O. 06-5762**

**Date: January 8, 2007**

**TO: Joseph Fengler**  
ANC-6A02  
815 F Street, NE  
Washington, D.C. 20002

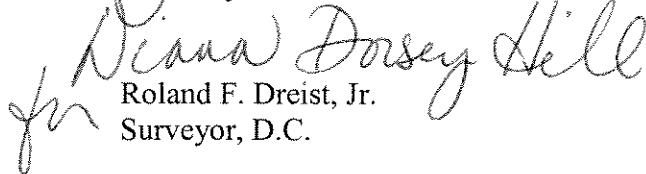
**Subject: Proposed closing of a Public Alley in Square 1027 – S.O. 06-5762**

This is referred to the Advisory Neighborhood Commission (ANC) for review pursuant to § 9-202.02(5) of the District of Columbia Official Code. Please feel free to contact the applicant directly for further information related to the planned use of the proposal. If you wish to contact the Office of the Surveyor please call Diana Dorsey Hill, Program Specialist at 442-4984.

If the Commission wishes to comment on the proposal, please send comments to the Office of the Surveyor at 941 North Capital Street, N.E. Suite 2700, Washington, D.C. 20002.

The comments of the ANC will be forwarded to the Council of the District of Columbia. If comments are not received within 30 days after receipt of this referral, an assumption will be made that the Commission has none. If more time is needed to review this proposal, please inform the Surveyor's Office so we can make note of the time extension in the file. Thank you.

Sincerely,

  
Roland F. Dreist, Jr.  
Surveyor, D.C.

Attachments

**Cc: ANC 6-A**  
P.O. Box 75115  
Washington, D.C. 20013

**Legions General Construction, Inc.**

**5615 First St N.W. Ste#3**

**Washington, D.C. 20012**

**202-652-1149 office**

**202-652-1149(fax)**

To whom it may concern:

This letter is written on behalf of Sealander Brokerage. This is to advise all parties involved that Shante Parker will be representing the above named client in the matter regarding the alley closing on 1359 H St. N.E. Washington, DC. The proposed alley has been recommended for closing because of its' surroundings. The alley is a dead end alley, closing it will help reduce loitering and unwanted activity in this neighborhood. It will also help with safety issues and concerns that have been raised. The surrounding properties are under the same ownership. At the same time it will also enhance the community throughout the H St corridor.

Respectfully,



Shante Parker

*Office of the Surveyor*

NOV 28 2006

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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
BUILDING AND LAND REGULATION ADMINISTRATION  
OFFICE OF THE SURVEYOR

Comment: \_\_\_\_\_

Surveyor's Office File No. 10-06-5762

Date \_\_\_\_\_

APPLICATION FOR CLOSING A STREET OR ALLEY  
(No Public Hearing Required)

Part I - Location

Name of street (s): 7th St.

Abutting Squares \_\_\_\_\_

Portion to be closed: \_\_\_\_\_

AS PER SKETCH ATTACHED

Alley(s)

Name of alley (s): 1359 4th NE.

Abutting Lots: 1027

Portion to be closed: See sketch.

AS PER SKETCH ATTACHED

Part II - Filing Classification

(a) For Streets

NCPC \_\_\_\_\_

All or part of a dead end street supported in writing by all of the record owners of all the property on both sides of the block(s) of the street which abuts the block(s) of the street to be closed by §7-425(3), DC Code.

NCPC \_\_\_\_\_

All or part of an unimproved street supported in writing by all of the record owners of all the property on both sides of the block(s) of the street which abuts the block(s) of the street to be closed by §7-425(3), DC Code.

(b) For Alleys

NCPC \_\_\_\_\_

All or part of an alley supported in writing by all of the owners of all the property in the square. §7-425(1), D.C. Code.

NCPC \_\_\_\_\_

All or part of an alley having a width 10 feet or less supported in writing by all of the owners of all the property abutting the entire alley. §7-425(2), D.C. Code.

NCPC

X

All or part of a dead end alley supported in writing by all the record owners of all the property abutting the entire alley. §7-425(3), DC Code.

NCPC

\_\_\_\_\_

All or part of an unimproved alley supported in writing by all of the record owners of all the property abutting the entire alley. §7425(3), DC Code.

NCPC

\_\_\_\_\_

All or part of an alley when the application has been supported in writing by all the property abutting the entire alley, and when land in the same square is concurrently provide for alley purposes either by dedication or easement.

NCPC

\_\_\_\_\_

All or part of an alley supported in writing by all of the owners of property in 2/3 of the square, provided that all or part of the alley to be closed is located entirely within the 2/3 of the square owned by the persons supporting the closing, and the owners propose to develop the entire area of the square which they own. §7-425(5), DC Code.

NCPC

\_\_\_\_\_

All or part of an alley when the District or the United States holds title to all the property abutting the alley. §7-425(6), DC Code.

This application is made by:

Shante M. Parker

Applicant's Name (print)

(202) 538-7792

Telephone Number

5615 187 NW Washington DC 20011

Address

I certify that the above information is true to the best of my knowledge.

Shante M. Parker

Signature

TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL, CALL  
THE INSPECTOR GENERAL AT 1-800-521-1639



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
BUILDING AND LAND REGULATION ADMINISTRATION  
OFFICE OF THE SURVEYOR

Surveyor's Office File No.

10.06-5762

Date

**APPLICATION FOR CLOSING A STREET OR ALLEY**

(Public Hearing Required)

Location

Street(s)

Name:

Abutting Squares:

Portion to be closed:

AS PER SKETCH ATTACHED

Alley(s)

Name:

1359 Nst NE.

Abutting Squares:

1027

Portion to be closed:

See sketch.

AS PER SKETCH ATTACHED

This application is made by:

Shantea M. Parker

Applicant's Name (print)

(202) 538-7792

Telephone Number

5615 1st NW. Washington DC 20011

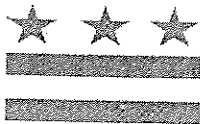
Address

I certify that the above information is true to the best of my knowledge.

Shantea M. Parker

Signature of Applicant or Agent

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THE INSPECTOR GENERAL AT 1-800-521-1639



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
BUILDING AND LAND REGULATION ADMINISTRATION  
OFFICE OF THE SURVEYOR

Comment:

Retail Tenant Displacement Form

**Note:** The following information is required relative to provisions of DC Law 6-133 (DC Act 6-171).

Surveyor's Office File No.

10.06-5762

Regarding an application for the proposed closing of the following street(s) or alley(s), the undersigned, being the applicant or the agent for the applicant, hereby makes the following representations as complete and true:

1. All properties associated with the proposed closing are listed as follows:

Square

Lot Number

2. The proposed closing will ☐ or will not ☒ result in displacement of existing retail tenants because of the demolition, substantial rehabilitation, or discontinuance of an existing building.

If the proposal will cause any retail tenant displacement, the name and location of those retail tenants are as follows:

Name

Address

SquareLot

11/17/06.  
Date

Shantae M. Parker.  
Print or Type Name  
Shantae M. Parker  
Signature

**Note:** This form must be filled out, signed and submitted with the application.

TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL, CALL  
THE INSPECTOR GENERAL AT 1-800-521-1639



THE ALLEY SHOWN THUS,  IS CLOSED, AND TITLE REVERTS AS SHOWN UPON RECORDATION OF THIS PLAT.

OFFICE OF THE SURVEYOR, D.C.

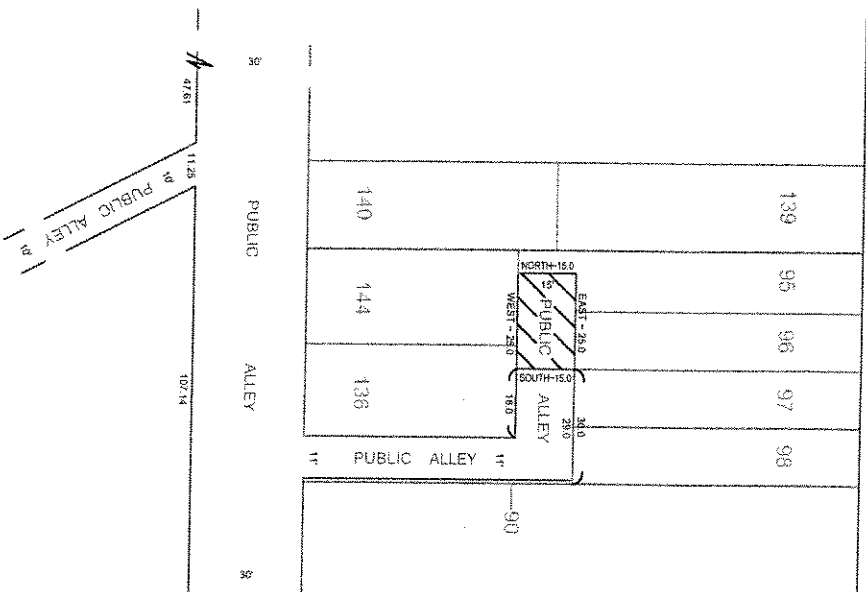
2006

(CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED)

SURVEYOR, D.C.

# PUBLIC ALLEY CLOSED SQUARE 1027

H STREET, N.E.



SURVEYORS OFFICE, D.C.

Made for: S. PARKER  
Drawn by: L. E. S. Checked by: \_\_\_\_\_  
Record and computations by: F. S. LEM  
Recorded at: \_\_\_\_\_  
Recorded in Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Scale: 1 inch = 20 feet  
File No. 18-5752

2006 ALLEY CLOSING/SC-04038-SQ 1027

H Street Northeast Heritage Trail Working Group  
1333 H Street, NE  
Washington, D.C. 20002  
Joseph A. Englert, Marqui Lyons, Anwar Saleem, co-convenors

August 5, 2008

Ms. Jane Freundel Levey  
Chief Program Officer and Historian  
Cultural Tourism DC  
1250 H St. NW, Suite 1000  
Washington, DC 20005

Dear Ms. Levey,

The H Street Northeast Heritage Trail Working Group is writing to apply for inclusion in the Washington, DC Neighborhood Heritage Trails Program. Thanks to the strong and continuing support of Cultural Tourism DC staff and impressive input from many neighbors past and present, we have compiled the beginnings of a compelling narrative of H Street NE's history. We would like to display this history proudly to our community and our visitors.

**Goals:**

An H Street NE Heritage Trail is an appropriate and necessary addition to the city's other Heritage Trails. With H Street's recent renewal in popularity and newsworthiness, touting its rich history is timely and welcome. Our goals are to:

- make known and share the history of the area to long-time residents and newcomers alike, as well as visitors;
- assist new and existing neighborhood businesses by attracting potential customers to this dynamic shopping, strolling, and dining district;
- augment the upcoming Great Streets changes with attractive historical markers filled with images and narrative;
- create links between Trinidad, Capitol Hill, Old City, Bladensburg Road, Langston Terrace, and the H Street NE Corridor; and
- help residents and visitors form a lasting impression of the dynamic nature of cities in general, and H Street Northeast in particular.

**Background:**

In August 2007, Joseph Englert, Thomas Gallo, Bryan Diely, Fritz Wood, Patrick Stewart, Anwar Saleem, Jen DeMayo, and Bill Spieler met with Cultural Tourism DC staff to explore the possibility of having a Heritage Trail installed on H St NE.

CTdc encouraged us to pursue the project and informed us of how we could accomplish our wish.

An initial community meeting was held September 19, 2007, at the Atlas Performing Arts Center. Attendees, among them long-time as well as new neighborhood residents, brainstormed about topics to explore. These included businesses that used to operate in the neighborhood, churches and schools, memorable events, and prominent residents. Seven subsequent meetings were held on October 30, 2007; January 7, 2008; February 19, 2008; April 2, 2008; May 6, 2008; and June 10, 2008. Between eight and 20 people -- current neighbors, former neighbors, people who formerly worked in the neighborhood, and many other people who are interested in the history of the area -- attended each meeting and contributed stories, photos, and ideas to form the foundation of a rich narrative of the area. Some people came to all of the meetings; others came to one or a few. A total of 50 individuals participated over the last year. At most meetings one or more former residents shared their stories of growing up in the neighborhood, and this injected a sense of fun and excitement into the trail development process. It also inspired other participants to tell their stories or seek out friends and relatives to interview.

Meeting notes from each of the seven Working Group meetings (attached) provide details on story-sharing and show how the list of topics grew.

**Governance:**

The H Street Heritage Trail Working Group comprises three committee chairs. Marqui Lyons is the Research Committee Chair, Thomas Gallo is the Outreach Committee Chair, and Joseph Englert is the Communications Chair.

**Ambitions for the Trail:**

When anybody mentions Washington and the 1960s, immediately memories of the Martin Luther King, Jr., assassination on April 4, 1968, and the ensuing riots are evoked. Though these events have formed the keystone of recent history, and certainly the impact on H Street was profound and long-lasting, other times, events, and people shaped H Street and therefore must be studied and presented. H Street always had a large and influential immigrant population, including over time Eastern European Jews, Italians, Lebanese, and others. It was a major area of commerce, shopping, and socializing. The area is a microcosm of race, ethnic identity, and social class in Washington. Post-riots, H Street retained its unique vibrancy when it came to religion and educational life in the form of local schools and Gallaudet University. In the mid-2000s, H Street began making national headlines as its once-moribund economic district began a

renaissance. What had been block after block of abandoned buildings slowly began to sprout coffee houses, taverns, nightclubs, and a handful of gourmet restaurants. Even the Food Channel took notice.

The area's spiritual life never ebbed. The business environment is once again becoming solid. But what currently is needed is a cogent telling of the area's past and a recognition of the roots that give it the ability to thrive in the future. A Heritage Trail would not only be a fine marketing tool for the new and old restaurants and other businesses, it would be a grand reminder that cities change and grow, contract and sometimes gasp for breath. But like this neighborhood, people can make grand comebacks. We are resilient creatures and should very often be reminded of this fact. A Heritage Trail could help us achieve this!

As we have envisioned it, the trail will explore a number of themes, including the H Street corridor's history as

- an important shopping destination where stores were open to everyone regardless of race;
- a transportation hub;
- the home of a diverse, mostly working-class population;
- the home of men who helped build and run the railroad, including engineers and Pullman porters;
- the home of small industry and wholesale food markets;
- the home of major entertainment, including the Uline Arena, the circus, and traveling carnivals, as well as several popular movie theaters and nightclubs;
- the 1968 riots;
- and more.

The title we have tentatively selected for the Trail -- Hub, Home, Heart -- is meant to evoke these themes.

### **Community Outreach:**

- Seven notices posted on local popular blog Frozen Tropics (one before each meeting).
- Press releases sent to the *Intowner*, *Washington Times*, *Washington Post*, *The Informer*, *Hill Rag*, and *Voice of the Hill*.
- Numerous flyers and informational materials posted at libraries and key intersections along H Street.
- Invited Greater Northeast Historical Society to participate.
- Invited Jewish Historical Society of Greater Washington to participate.
- Worked with the Atlas BID to inform members of the progress of the Trail and accepted input on content and location of the Trail to enhance the neighborhood and its businesses and foot traffic.

- Worked with H Street Main Street, Inc. to include long-time business owners and neighbors in the process of forming the trail.

**Work Plan:**

If the Neighborhood Heritage Trail Advisory Committee approves the application our working group will:

- inventory and review work completed to date;
- review written and photographic content;
- review the final draft; and
- work with Cultural Tourism DC to plan a celebration that includes the Deputy Mayor's Office, District Department of Transportation, Atlas BID, H Street Main Street, Inc., and other core organizations that have assisted with the trail and will in the future promote and enrich it.

**Sign Maintenance Plan:**

The H Street Working Group will:

- provide weeding around each sign with assistance from the H Street Clean and Safe Team;
- promptly remove graffiti or contact CTdc about having it removed; and
- report any problems or vandalism to CTdc.

Thank you very much for considering our application for H Street NE to become a part of the Washington, DC Neighborhood Heritage Trails Program. If this application is approved, we will look forward to working with Cultural Tourism DC to see this project through to fruition.

Sincerely,

Joseph A. Englert  
Communications Chair and Co-convenor  
H Street Heritage Trail Working Group





## Hub, Home, Heart: Greater H Street Heritage Trail

Draft Outline - September 12, 2008

Start at Union Station (Red Line Metro Station), First and Massachusetts, NE; end at Fourth and F streets, NE.

Please note: sign titles are just for organizing purposes.

Sign	Location	Story	Comments/photo sources
1	Near outdoor Metro exit at Union Station (west end of portico)	<i>Zoom!</i> -Union Station – transportation and employment center - Brotherhood of Sleeping Car Porters executive offices and story -A. Philip Randolph bust in Union Station -Bus station – former site of horse troughs (as per Helen Wooden)	Bill Wright diss., Library of Congress; interview w/ Preston Herald, Jr.; Pat Collins on his grandfather Tom, the B&O RR engineer; Library of Congress
2	Third and F NE	<i>Swampoodle</i> – 19th-century Irish neighborhood. Gonzaga HS as a remnant of that community -Government Printing Office – employment center for community -Packard’s Restaurant, 64 H St. Arsep Kendros, pres. -Stewart Funeral Home, 30-32 H St. -Sealtest Ice Cream Co., 60 M St. - Irish bars/hotel near Union Station - Logan Elementary School	Gonzaga HS history collection  NARA  neighborhood, MLK  Holy Name Catholic Church
3	Third and H NE	<i>Vows of Hospitality</i> -Little Sisters of the Poor (who take a vow of hospitality) Home for the Aged, 220 H St., ran a soup line (as per Helen Wooden). -National Children’s Museum moved into bldg later. -Construction of H Street bridge -Capital Ice Co., 901 Fourth St. - Doc Tom Collins family – Irish immigrants – laborer-> engineer-> physician and neighborhood anchor->, broadcast journalist -Vogue Dry Cleaning plan at Third and I sts., since 1920s	Catholic University Archives; Pat Collins; DDOT Archives (for bridge)

Sign	Location	Story	Comments/photo sources
4	Third and Parker NE	<p><i>Alley Dwellings to Short Streets</i></p> <ul style="list-style-type: none"> <li>-Parker Street was an alley between Third and Second before it was designated a full-fledged street; point of departure to discuss alleys including Pierce, and Myrtle sts.</li> <li>-Theresa Grant, born 1912, grew up on Parker Street</li> <li>-Former soft drink distributor at Parker and Second</li> </ul>	Mike Templeman, Parker St. resident.; Housing Auth. photos of Fenton St.; Theresa Grant
5	Third and M sts. NE	<p><i>The Iceman's Arena</i></p> <ul style="list-style-type: none"> <li>-Uline Arena (built 1941 for the Washington Lions of the Eastern Hockey League) – hosted roller derby; ice skating; pro wrestling and boxing; pro basketball (including Rick Barry's initial pro outing); Ringling Bros. circus; <i>Washington Afro American</i> annual cooking show; Elijah Muhammed speech (1959); Motown Review; Beatles concert (first US concert after Ed Sullivan, only place they played in DC); go-go concerts; and much more. Later known as Washington Coliseum.</li> <li>-Uline Inc., ice wholesaler, sports promoter</li> <li>-Area between First, North Capitol, L and New York largely industrial: Southern Dairies ice cream factory</li> <li>-Moms Mabley lived at First and Florida</li> <li>- Nadine Winter's Hospital House started at 507 Florida Avenue NE</li> </ul>	Scurlock, MLK, Christian family (lived near Uline), LC
6	Florida Ave bet. Fourth and Sixth sts. NE	<p><i>Provisions for the City</i></p> <ul style="list-style-type: none"> <li>-Florida Avenue (Capital City) Market – incl. Korean, Vietnamese, Latino, Jewish merchants</li> </ul>	NARA public markets files, Kolker family photos

<b>Sign</b>	<b>Location</b>	<b>Story</b>	<b>Comments/photo sources</b>
7	800 block of Florida Avenue NE	<i>Education for All</i> -Gallaudet University -farm at Gallaudet sold milk, flowers, and other products -Trinidad neighborhood -Northeast Neighborhood House at Ninth and West Virginia (Robert L. Christian's youth center) - Ulle family home at 1001 K Street (many photos)	Gallaudet archives, Bill Ulle, Christian family
8	1100 block of I Street NE	<i>The Brotherhood of Sleeping Car Porters</i> -Herald family home, Pullman Porter story -Brotherhood of Sleeping Car Porters, Pullman Co. offices on H Street, NE -Holy Name Church at 11th and I sts.	Marqui Lyons interview, Herald family photos; Rev. Paul F. Liston, head of the Catholic Historical Society of DC and former altar boy at Holy Name.
9	1300 block of H NE	<i>Culture and Commerce</i> -R. L. Christian Community Library -Atlas Theater, 1331 H -Atlas Amusement Co. Inc., vending machines, 1318 H St. -Plymouth (movie) Theater, 1365 H St. (1942-1952) -Jake's Barber Shop, Jake's Restaurant, 1350 and 1338 H St., owned by Jacob X. Napier. -Hessel family grocery store, 1379 H St. -Safeway, 1313 H; Super Music City, 1327 H St. -alley dwellings behind the Atlas Theatre: A black preacher would walk up and down preaching in the 1960s, like open-air theater. People leaned out their windows to listen to him, crying Amen, etc.	Atlas Theater history presentations, JHSGW, MLK, HSW, Christian family, Edie Hessel, Sam Smith interview

<b>Sign</b>	<b>Location</b>	<b>Story</b>	<b>Comments/photo sources</b>
10	Intersection of 15th, H sts., north side – invite people to catch the X2 bus for a tour of these sites	<i>Beyond H Street</i> -Langston Dwellings, 2100 block Benning Rd. NE -Langston Theater; dance studio 1940s -Langston Golf Course, 2600 block of Benning Rd. – first course built for African American golfers -Spingarn HS, Phelps Vocational School - National Arboretum and Washington Brick Yard	MLK; Moorland-Spingarn Research Center, Howard U; LC; Langston Golf Course; National Arboretum; Spingarn Alumni Assn
11	Intersection of 15th, H sts., Fla. and Md. Aves., Benning Rd. and Bladensburg Rd., south side	<i>The Hub</i> -toll booth and evolution of this transportation route -Trinidad Trolley Barn; -Graceland Cemetery -Try Me Bottling Plant, Try Me sign -Carnivals and circuses set up in an open field at Benning and Bladensburg roads in the 1930s; circus parade. - clubs and restaurants (need names) – famous musicians played along H Street -Beverly (movie) Theatre, 519 15th St. -Penguin Frozen Custard, 1653 Benning Rd. -Joe's Ice & Coal House, 719 15th St. -Hechinger Mall; Peoples Drugs; Sears, 911 Bladensburg Rd.	HSW, Hechinger collection, DDOT, MLK, Library of Congress

Sign	Location	Story	Comments/photo sources
12	1300 block of Md. Ave.	<p><i>Lebanese and Italian Communities</i></p> <ul style="list-style-type: none"> <li>-Kogok family story</li> <li>-“Little Italy” (need location) possibly descendents of Capitol stonecarvers described by Anwar Saleem</li> <li>-Music school</li> <li>-Kokino family lived on 13th and Maryland and owned a candy store at 1103 H St.</li> </ul>	Kokino and Hier family photos; Andrea Kelly (owner of music school house); granddaughter of the priest, Salloom, lives on East Capitol
13	1200 block of H Street NE	<p><i>Economic Opportunities</i></p> <ul style="list-style-type: none"> <li>-H Street NE possibly largest concentration of Jewish-owned businesses, 1920s - 1950s. Anna L. Shulman, Jewish community leader, owned dry goods store at 1237 H St. Also Shulman’s Furniture at 1351 H St.</li> <li>- Former synagogue at 800 I St. (have photo)</li> <li>-Washington Music Center (later Chuck Levin’s), began 1227 H St.</li> <li>- Palace Bakery, 1240 H (1962 directory); Horace &amp; Dickie’s, 12th and H sts.; Ross Upholstery (address?); Gilbert’s Bike Shop, 1370 H St.; Reliable Footwear, 1405 H St.; Love Shoe Repair, 1407 H St.; Dixie Pawnbrokers at 1100 H St.</li> <li>-Architect Lewis Giles family’s Linden Place photos of home life</li> </ul>	Jewish Historical Society of Greater Washington photos of Jewish businesses; Washington Music Center in Wheaton; Evelyn Hier went to school with Chuck Levin; Anna Shulman history and one-woman play; Lewis Giles, Jr.
14	Eighth and H sts NE	<p><i>Sweet Beginnings</i></p> <ul style="list-style-type: none"> <li>- Clubs and restaurants: Club Kavakos (Kavakos Confectionery during Prohibition, later Kavakos Grill.) Family lived in neighborhood</li> <li>- Mr. Warther remembers two other Greek families: Kronos and Chaconas (they had a restaurant/bar at Ninth and H).</li> <li>- Evelyn Hier remembers Halloween a big deal on H St. in 1930s.</li> <li>-Little Tavern, 8th and H; Miles Long sandwich shop</li> <li>- Kay Jewelers at 801 and also 811 H St..</li> <li>-Ezras Israel synagogue, 800 I Street, NE, 1907 to 1959 (moved to Rockville; Crusaders Baptist Church occupies 800 I now). Synagogue associated with Kogod and Burka families, H Street merchants and founders of K-B (movie) Theatres.</li> <li>-WPA nursery school at Ninth and G</li> </ul>	Kay Jewelers; Jewish Historical Society, Ezras Israel Congregation, Burka family. Locate Kavakos family

Sign	Location	Story	Comments/photo sources
15	Seventh and H sts NE	<p><i>The Fires of 1968</i></p> <ul style="list-style-type: none"> <li>-Casualties of the riots that followed King's assassination, including the death of Anwar Saleem's childhood friend Vernon Marlowe in Morton's, 649 H.</li> <li>-Sam Smith's reportage on the riots</li> <li>-Glenn Pearson on the events</li> <li>-Other businesses that were burned out: McBride's, 700 H; Kopy Kat women's clothing, 713-719 (also branch at 1025 H); Miles Sandwich Shop, 727 H St.; Waxie Maxie's Quality Music, 721 H</li> <li>-1966 bus boycott and X2 route</li> <li>-Lady Bird Johnson beautification efforts on H Street after riots</li> </ul>	HSW, MLK, Sam Smith, Newsweek photos at LC, interviews with Anwar Saleem, Helen Wooden, Glenn Pearson, others.
16	600 block of H Street NE	<p><i>Get Behind the Wheel</i></p> <ul style="list-style-type: none"> <li>-Ourisman Chevrolet Inc., 610-622 H St. (1954); Ourisman used cars, 600-602 and 632-642 H St. (1954); Eaton Chevrolet, 610 H St. (1962).</li> <li>-old brick alley behind former dealership</li> <li>-Safeway (burned out in 1968, parking lot used as staging area for federal troops called in to quell disturbances), replaced by Murry's</li> <li>-Black-owned co-op grocery store across from Safeway late 1960s</li> <li>-Also Apollo (movie) Theater, 624 H 1913-1955, built on site of open-air theater called Imp Park. Apollo had open-air, hot-weather theater on adjacent lot.</li> </ul>	JHSGW; Ourisman family, Sam Smith, MLK
17	Fifth and H sts NE	<p><i>Higher Plane</i></p> <ul style="list-style-type: none"> <li>-Church of the Good Shepherd/Calvary Episcopal</li> <li>-Father West and activism, care for neighbors and strangers alike</li> <li>-Ulle and Pearson family stories</li> <li>-WOL Radio at 4th and H</li> <li>- Mention other churches: Mt. Olive Baptist on Sixth, Pilgrim Baptist next door to Mt. Olive, Douglas United Methodist (address?).</li> <li>-Jo's beauty shop at 500 H (Evelyn Hier's business)</li> </ul>	HSW, Library of Congress, materials from Bill Ulle and Glenn Pearson



<b>Sign</b>	<b>Location</b>	<b>Story</b>	<b>Comments/photo sources</b>
18	Fourth and F sts NE	<p><i>Juenemann Brewery and Pleasure Gardens</i></p> <p>-Juenemann Lager Beer Brewery and Pleasure Gardens (and icehouse at 4th and I) opened by German immigrant Juenemann, ca. 1857 and operated until 1886. Purchased by Albert Carry and operated by him 1886-1889. Then became Washington Brewery Company 1889-1917.</p> <p>-Brewery site is now Stuart-Hobson Middle School, 410 E St. NE</p> <p>-German cemetery (cemeteries?) associated with Concordia Church (Foggy Bottom) between G, H, 4th, 5th 1846-1860 (or include this on Sign 17). Graves moved after 1858 city ordinance forbade burials within city limits.</p>	HSW, Library of Congress, materials from Bill Ulle, locate Juenemann family?
Back of each sign	Boilerplate	H Street was important as a transportation corridor, a crossroads, a commercial area, an educational center, and a place with several movie theaters and circus/carnival grounds. H Street was second only to downtown as a center of shopping in its heyday (1920s-1950s), had added plus of not being segregated. Unlike other close-in neighborhoods, H Street and environs were always middle- and working-class, homey and unpretentious. H Street was just inside the original boundary of the L'Enfant-planned city, which ended at Florida Avenue (old Boundary Street) and Bladensburg Road.	