

ADDENDUM TO FORM 120
Request for Special Exception – Section 3104.1 – BZA Order #14619
4201 Lenore Lane NW, Washington DC 20008
Lenore Pool and Tennis Club
December 5, 2013

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Existing and intended use of the subject premises

The facility at 4201 Lenore Lane NW, the Lenore Pool and Tennis Club (LPTC), is comprised of a community building, swimming pool and tennis court, and is used for the recreational and social benefit of the neighborhood. Member families swim, play tennis and gather with neighbors and friends, and LPTC hosts annual Memorial and Labor Day pot-luck suppers for the entire neighborhood. The intended use remains the same as it has for the past 25 years.

1. The proposed Special Exception is consistent with the general intent and purpose of the Zoning Regulations and Map.

The proposed Special Exception will allow a total 25 families to use the facility, an increase of five families over the current limit of 20, and will allow up to six of such families to reside more than 1,000 feet from the facility, an increase of three over the current limit of three. There is no proposed change in the current use, area or physical characteristics of the property.

Allowing LPTC to admit additional members will enhance the social welfare of the neighborhood by bringing more families together for recreational and social purposes. As explained below, the additional memberships will not adversely affect the use of neighboring properties or the character of the neighborhood, as consistent with the general intent and purpose of the Zoning Regulations and Map.

2. Allowing the proposed use will not adversely affect the use of neighboring property, i.e., traffic, noise, lighting, etc.

LPTC, Inc. is a non-profit organization, established for the exclusive purpose of owning and operating the subject facility in a manner which enhances the quality of life for its members as well as the surrounding community. During its 25 years of operation, LPTC has adopted rules governing such matters as hours of operation, lighting, noise, trash, security and social events, designed to comply with BZA conditions and to maintain the quiet residential character of the neighborhood; these rules are reviewed and updated annually in consultation with its membership, and all members are obliged to comply therewith. (A copy of the 2013 rules is enclosed.) It should be noted that the facility is located on a relatively isolated "cul-de-sac" (not a through-street) where all the neighboring homes have private driveways; therefore, although many members walk or bicycle to the facility, there is ample street-parking adjacent to the facility available for those who drive.

For 25 years, LPTC's procedures have proven successful in assuring that the surrounding neighborhood properties are not adversely affected by noise, traffic, trash, landscaping or other factors related to the operation of the facility. LPTC is confident that the proposed increase in membership will have no negative effect on its ability to continue to manage the facility smoothly, in a manner consistent with the needs and character of the neighborhood. (A petition in support, signed by the nearest property owners is enclosed.)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18718
EXHIBIT NO. 4

Board of Zoning Adjustment
District of Columbia
CASE NO.18718
EXHIBIT NO.4

Lenore Pool and Tennis Club
Rules for the Pool and Tennis Court
March 2013

The following is an updated version of the rules which incorporates current policies adopted by the Membership and/or the Board. The Operations Committee has authority to review, revise and enforce these rules. For the 2013 season, Bob Miller is the Chairman of the Operations Committee.

If anyone has any comments or corrections to this update of the rules, please call Cindy Kelly at 363-8541 or send an e-mail to ckelly@atomicheritage.org.

The Pool

1. The pool is open from 6 AM to midnight for adult swimming without supervision. After those hours, no one should be in the pool. If the alarm goes off, the security company will call a list of phone numbers designated by the Membership and the police.
2. No children under 16 are allowed to swim unless at least one parent or another designated responsible adult is present. Please supervise children closely. There is no lifeguard. Children must be toilet trained or wear protective, leak-proof diapers.
3. Members may have a maximum of six guests (except if they are house guests or family members) at any one time unless they reserve the pool for a party. No guest other than a houseguest may use the pool facility more than once a week.
4. The pool may be reserved for a party placing a reservation online or by calling Cindy Kelly (363-8541) or Roberta Colton (244-2495). A member may reserve the pool for a party three times a season. Notices and e-mails alerting other members to the reservation should be posted at the pool and to the other members as soon as possible. Parties may not begin before 5 PM on Friday, Saturday or Sunday.
5. If you have a party, you are responsible for cleaning up the pool area and pool house. Please bring all trash back to your residence for disposal. The pool does not have a separate trash pickup so trash generated by a party must be disposed by the persons responsible for the party.
6. Please HELP TAKE CARE OF THE POOL EQUIPMENT, POOL, TENNIS COURT AND PROPERTY. This is a volunteer operation. Everyone must contribute to the maintenance of a pleasant and well-kept pool and tennis court. For example, if the flowers in the hanging baskets or in the tiered planters are dying of thirst, please take a couple of minutes to water them.
7. NO GLASS BOTTLES OR BREAKABLE CONTAINERS by the pool or deck area. If a bottle breaks, aside from the risk of injury, we may have to pay hundreds of dollars to drain the pool to remove all the broken glass.

8. DOGS AND OTHER PETS ARE NOT PERMITTED IN OR ABOUT THE POOL, THE POOL HOUSE, POOL DECK OR TENNIS COURT. Please leave your dogs and other pets at home. If you bring them, please leave them outside the fenced areas and check for and remove any excrement on the walkways or gardens.

9. Spitting, spouting of water, blowing the nose and the like are not permitted in the pool.

10. Radios, tape recorders and all other sound equipment may be used only with earphones or softly so as not to annoy others at the pool or the neighbors. Please be considerate as the water amplifies the sounds around the pool.

11. The pool and tennis court facilities are available to Members and members of their households residing with them. Guest privileges are available, subject to the following terms:

(a) Only Members may invite guests to use the Pool facilities.

(b) Each Member's household shall be entitled to a maximum of six guests at any one time. Families should exercise consideration of the other Members when inviting guests.

(c) No guest other than a houseguest may use the Pool facilities more than once a week.

(d) All guests other than houseguests must be accompanied by the hosting Member or a member of his or her household residing with such Member.

(e) Houseguests and others staying in a Member's residence shall be accorded the same use of the Pool facilities as members of the household for the duration of their stay. They may not, however, invite other guests.

12. The pool telephone number is 202-966-6587. Please refrain from making any long distance calls.

13. A pool servicing company, Pooltek, Inc. of Rockville, MD, is responsible for monitoring the pool, filtering, water quality and chemical usage. During the swimming season, Pooltek services the pool three times a week and more often as needed.

The Tennis Court

1. NO DOGS ALLOWED ON THE TENNIS COURT. In 2012, we resurfaced the tennis court with a new, more resilient surface. However, because it is softer, we can no longer allow dogs to exercise on the tennis court because of the potential damage they can do with their claws.

2. Players must wear tennis shoes.
3. The Tennis Court is available to Members and members of their household residing with them.
4. Each Member's household may invite a maximum of 3 guests at any one time.
5. No guest other than a houseguest may use the tennis court more than twice a week. Houseguests may not invite other guests unless there is no demand for the court.
6. All guests other than a houseguest must be accompanied by a Member.
7. Each Member household may reserve the tennis court for one hour a day. No household may reserve the tennis court for more than one "prime hour" more than three times a week. The "prime hours" are between 6 AM to 9 AM and 5 PM to 9 PM.
8. Play is to start each hour on the hour during the normal operating hours. If the reserving party does not commence play within 15 minutes after an hour, any other party eligible to play may use the tennis court on a first-come, first-serve basis. During prime hours, persons 18 years of age or older shall have priority over parties who are less than 18 years.
9. No glass or breakable containers on the court. Please put all refuse in the trash containers.
10. If there are twigs or leaves, please use the broom to clean the court. If there are puddles or the court is wet, please use the squeegee to remove excess water.
11. Tennis court privileges may be suspended or revoked for violation of any of these rules.

Petition in Support of Minor Modification of BZA Order No. 14619
Lenore Pool and Tennis Club, 4201 Lenore Lane NW
Washington, DC 20008
Re: Increase in Membership

We, the undersigned owners (or owners' agents) of the properties located within 200 feet of the boundaries of the referenced property, support the proposed increase in the membership of the Lenore Pool and Tennis Club (LTPC) from a total of 20 to 25 families, including an increase from 3 to 6 in the number of such families who may live more than 1,000 feet from the facility. The operation of the LPTC has not adversely affected our use or enjoyment of our properties, and we believe that the referenced increase in membership will not have a noticeable impact on any factor such as noise, trash, traffic, etc., which might negatively affect us. (Note: the zip code for each signatory is 20008.)

William & Cynthia Kelly
4205 Lenore Lane NW



11-16-13

Steven Routh & Tomoko Itoga
4213 Lenore Lane NW



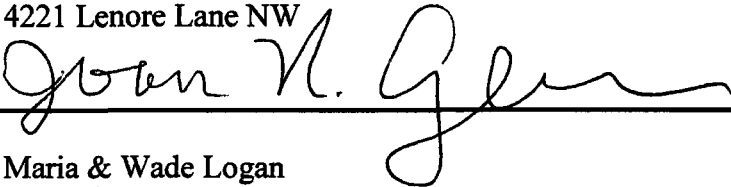
11-16-13

Robert Malley & Caroline Brown
4217 Lenore Lane NW



11-16-13

Joan & Allan Gerson
4221 Lenore Lane NW



11-16-13

Maria & Wade Logan
4207 Linnear Avenue NW



11-11-13

Pauline Fisher & Mark Shecter
4214 Lenore Lane NW

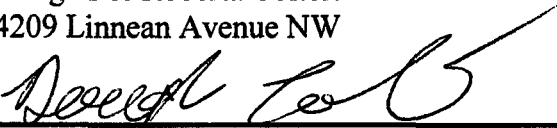
Petition in support of Lenore Pool and Tennis Club (cont.)

Sherry Patten
4205 Linnean Avenue NW



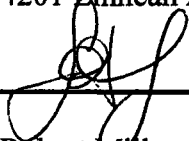
11-11-13

Douglas & Roberta Colton
4209 Linnean Avenue NW



11-11-13

Stacey Sublett
(on behalf of owner Mari Aponte)
4201 Linnean Avenue NW



11-16-13

Robert Miller & Vicki Choy
4158 Linnean Avenue NW



11-11-13

Nancy Palmer
4150 Linnean Avenue NW



11-11-13

Bunky & Kate Markert
2500 Upton Street NW



11-19-13

Kate Markert, Executive Director
Hillwood Estate, Museum and Gardens
4155 Linnean Avenue NW



11-19-13