NAYLOR DUPONT
Advisory Neighborhood Commission 7B

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July 2, 2001

BZA 16753

Ms. Jerrily Kress, FAIA
Director, Board of Zoning Adjustment
441 4th Street, Northwest
Suite 210
Washington, D.C. 20001

Dear Ms. Kress:

This letter is to inform you that SBA Properties made a presentation to Advisory Neighborhood Commission 7B, at it's regularly scheduled meeting on May 19, 2001, regarding the installation of a monopole at the Penn Branch Shopping Center.

The ANC7B voted against the proposal by SBA Properties, to install a monopole at Penn Branch Shopping Center. Enclosed please find a copy of the May 19, 2001 minutes, which were approved on Saturday, June 16, 2001, at the regularly scheduled meeting of ANC7B.

If you have questions, or need additional information I can be reached at 724.2123 or 584.3400.

Sincerely,

Roscoe Grant Jr.

Roscoe Grant, Jr.
Chairman

cc:
May 19, 2001 minutes

BZA
Case No. 16753
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16753
EXHIBIT NO.22

MINUTES
ANC 7B Townhall Meeting
May 19, 2001

Prepared by Alyce Foster
Office Manager, ANC 7B

Commissioners Present –4
7B01 - Linda Green
7B03 - Roscoe Grant, Jr.
7B06 - Debra Davis
7B07 - S. Thetus Boyd

Commissioners Absent –3
7B02 - B. Three Feathers Kazemi
7B04 - Moses Smith
7B05 - Kathy Chamberlain

Neighborhood Watch -present
Dennis Logan, Chairman

Chairman Grant called the meeting to order at 10:00 a.m. Pastor Senger gave the invocation.

Commissioners' Reports
Comm. Grant

- Letter sent to the Mayor Williams about the cameras located at Minnesota and Pennsylvania and Branch and Alabama Avenue.
- Letter sent to Chief Ramsey concerning the homemade tags-Commissioner Grant stated that the Chief is to alert the substations to have the officers enforce the law.
- Commissioner Grant stated that Commissioner Chamberlain is out of the country and was unable to attend the meeting, before leaving she wrote a letter opposing the 6 pay phones that are to be installed at the gas station on Alabama Avenue. Commissioner Moses Smith who is the commissioner of that district has not been attending the meetings-he is missing in action-and Commissioner Chamberlain took the task on.
- On May 23rd Councilmember Catania is holding a hearing. Commissioner Grant will be out of town and has submitted his testimony in writing.
- Board of Zoning approved Application 16657 -Power to Become Nursery with 9 conditions that the residents of that area will have to monitor to make sure that they are in compliance.
- Commissioner Grant received a letter from DMV that was sent to Councilmember Kevin Chavous pertain the trailer on Penn Branch parking lot. The options were to move the trailer to the back -against the wall, in the middle of the lot, that would take up from 18 to 25 parking spaces or leave it were it is. Commissioner Grant's recommendation was to leave it as its present location.
- Commissioner Grant brought to the attention of the residents that the DMW project is in jeopardy. The city contracted with the owner for a specific amount of square footage-the city is removing some of the footage. If the owner can't get the city to pay for the space that the are not using he is likely to pull out of the agreement. Ms. Alberta Paul brought it to the Commissioners' attention that there is not enough square footage in the shopping center to begin with. The owner needs qualified engineers and architectures to look over the property-it looks the same as it did 35-45 years ago.
- Commissioner Grant stated that the owner is waiting for a letter from the ANC to release $450,000 that he has in an escrow account-the ANC has not received any papers from the owner. Why not?
- The Hope Foundation - Career Development Center signed a lease on May 18th. The CVS on Pennsylvania Avenue will be renovated and leased to the organization for 3 years. The students will be transported to the site-one reason is that parking will not be available.
- Residents noted that the owner has not kept up with his promise in upgrading the shops on the back of the shopping center; he has not upgraded the plumbing for the beauty salon and the printing company.
- It was noted that the agencies are not talking to each other-the police had no idea that the trailer was going on the parking lot. It was suggested that the community and the government need to communicate better and how can we make sure that this will happen.
- It was also brought to the Commissioners attention that the ANC is here to make recommendations not decisions.

Comm. Davis
Hearing scheduled for pay phones at 2500 Minnesota Avenue-the pay phones were opposed and the residents of the 7B01 have requested that the phones be removed from that location. There are no guidelines for installation and removal of pay phones-Captain Brito is to contact Commissioner Davis.

Comm. Green Commissioner Green met with Joe MAMO, CEO Shell Auto Service located at 4107 Alabama Avenue. The property is unoccupied and has become an eyesore, tall grass, abandoned autos, drug activity etc. Ms. Mamo had the grass cut, cars towed and expressed a desire to participate in the ANC meetings and is willing to donate money to the ANC.
The Department of Interior donated surplus furniture and computers to the public schools in Ward 7.

Comm. Boyd
Made a motion opposing installation of monopoles at the Penn Branch Shopping Center. Commissioner Grant stated that Commissioners Chamberlain and Kazemi were not present and they should be given the opportunity to voice their opinion. Commissioner Boyd stated that when she was not present concerns were voted on and that a quorum was present. Commissioner Grant stated that the motion was out of order because SBA, the guest speaker, had not yet had the opportunity to make their presentation. Grant stated that she had the right to make the motion after the presentation was complete. Residents of Commissioner Boyd's district were present and had charts to show how the monopole would look and told the body that East Washington Heights Baptist Church, Pennsylvania Avenue Baptist Church and a monopole is located in Coral Hills. The police stated that SBA's monopole would house other companies and not the one they are using for cell phones.

(Bob Bush, SMD, ANC 7B5 stated that there are no health violations and that a monopole is needed-he can't use his cell phone in the Hillcrest area-W Street.)

There is a group home for unwed mothers located at 3828 Nelson Place. The neighbors are upset that the community was not notified and the police have been stationed at the home (a person was reported missing). Commissioner Boyd has driven by the location at different times of day and night and has found out that the home is attracting young men and describe the location as "a dog in heat."

Commissioner Boyd is also concern that Ft. Myers Construction and other companies doing business with the city in our community are not hiring minorities and has taken pictures to proof her statement. She also suggested that Lockheed/Martin (camera for red lights) be reviewed.

Dennis Logan, Chairman, Neighborhood Watch

- The PSA 610 meetings are successful and have a cross section of ANC7B in attendance.
- At the next PSA 610 meeting on June 20 it will be a National Night Out planning session. August 7 is National Night Out. The ANC will reproduce 2000 flyers and booklets for National Night Out.
- At the June 2 meeting of HCCA Ms. Sutter, representative from Lockheed/Martin will be one of the speakers.

Police Report
Commander Dandridge, 6th District MPD, reported that PG County failed to apply for a grant of $33,000 to have the border patrol. The border patrol will start on Jul 16th -our contact for DC is Sgt Johnny Norris and Major Joy is the contact for PG. Commander Dandridge suggested that we invite Major Joy to a meeting.

Lt Will Goodwin, PSA 610, presented Officer Alvin Ray with an award - The Officer of the Year for PSA 610- Officer Ray's mother, wife and children were present. A letter was read from a resident that was written to Mayor Williams and Chief Ramsey letting them know how Officer Ray has helped her when she was sick and how he cleared the snow from her sidewalk and steps when she was sick.
Problem solving is working at the PSA 610 meeting. Letters from residents to Mayor and Chief are always needed to back up police problems in our area.
6th District and the Korean businessmen are sponsoring a free picnic today on Benning Road.

Officer Jeannie Sullivan, PSA 608 warned residents to secure their cars and lawn equipment. Special attention has been given to 3200 Pennsylvania Avenue; a robbery had taken place. Call police when strangers are in your neighborhood. Be careful when hiring contractors to come into your homes. The police were not informed of the DPW trailer, of the installation of phones, the antennas until after they are installed.

Guest Speakers: Representatives from SBA Properties (Monopole for Cell Phones)

- Gave the ANC community an overview of the monopoles that are proposed for installation in our community. The company wanted to approach us before they signed a lease with the owner of the Penn Branch Shopping Center and to let the community express their concerns.
- The Hillcrest area has unreliable cellular telephone service. We have nearly seven times the number of dropped calls as the rest of DC. Ambulance companies providing emergency medical service have indicated that wireless communication with Greater Southeast Hospital and DC General Hospital is not dependable in the Hillcrest area. Senior citizens and homeowners deserve the dependable cellular telephone services.

- The cell site would be located on the Penn Branch parking lot and the monopole would be no taller than 150 feet. Phone carriers have expressed an interest in using the monopole.
- SBA will provide landscaping around the monopole. Penn Branch monopole would have a gate and fence. The dumpster will be moved into the SBA compound. SBA will improve the lighting in the Penn Branch Shopping Center parking lot.
- The monopole will not emit noise or vibrations. The Sprint representative was not present to answer technical questions.
- Health concerns-RS emission are less than 1% of the Federal Communications Commission's guidelines. We get more emissions from televisions, ovens, and remote control.
- The representatives were unable to provide a map of the area to be covered by the monopole-they will see that ANC 7B will get maps.
- Property owners near the proposed site for the monopole oppose the installation of the monopole and they had done their research and found out that a monopole is located across from Full Gospel Church on Alabama Avenue.
- Has SBA tried to install a monopole in Ward 3? NBC television has done an episode on monopole and has not endorsed them. Penn Branch Civic Association opposed the installation.

Willie Lynch, representing Ward 7 Councilmember Kevin Chavous

The monopoles under this legislation are not allowed. The Public Works Committee in the future will hold hearings on the heights of the poles. Currently there is a moratorium. Ward 7 needs to work with Ward 3 to oppose the installation of the monopoles.

Redistricting

Mr. Lynch made available Subcommittee Report on Bill 14-137, the "Ward Redistricting Amendment Act of 2001." Ward 7 according to the 2000 Census has a population of 64,704, Ward 7 the Subcommittees plan is for Ward 7 to have 70,527 and redistricting the Wards will do that. Council member Kevin Chavous is having a Town Hall Meeting on May 24th at 719 Division Avenue to discuss the redistricting for the Wards East of the River.

We need to send forth a message to the Council on what we want for Ward 7-we don't want Ward 8 and Ward 6 is overpopulated. We can express what we want to be included in Ward 7 - we support H Plan and we want DC Jail and all of Fairlawn. A motion was put on the floor by Commissioner Grant to support H Plan and to incorporate the DC Jail and Fairlawn; the motion was seconded by Commissioner Davis and passed unanimously.

Council member Chavous was a passenger in an ambulance on May 6th and 17th and went to Langston Terrace where a resident was having shortness of breath, she was 3-5 minutes away from DC General but was taken to Providence Hospital about 15-20 minutes away. DC General is not accepting patients who are transported-if you walk in you will receive service. Where are the doctors going that have left DC General. Who is monitoring the health department? The citizens are receiving conflicting information about the status of the hospitals. Linda Cropp and Dr. Walks are to be invited to the June ANC meeting.

Community Concerns & Announcements

Commissioner Boyd put a motion on the floor to oppose the monopole in the Penn Branch Shopping Center. Commissioner Green second the motion, the floor was opened for discussion

Health is not an issue. Cell phone service in Ward 7B is a problem. The monopoles are ugly. Does your phone work in the area? This is not just ANC 7B matter-it is the good for the Ward 7 area. The representative of the monopole needs to do more research and report back to the ANC.

Commissioner Chamberlain had emailed her opinion about the monopole to Commissioner Grant. It stated that although Commissioner Boyd made a report 2 years ago that cell phone towers and antennas pose a health problem, according to the National Institutes of Health, there is nothing to substantiate this claim. Chamberlain further stated that cell phone reception in the Hillcrest neighborhood remains a safety problem.

A vote was taken and the results were that ANC7B opposed the installation of the monopole: Commissioner Boyd put the motion on the floor and Commissioner Green seconded the motion.
Commissioners Davis, Green, Boyd voted in opposition to the installation of the monopole. Commissioner Grant was against the motion of the floor because two commissioners are not present and a vote today was not necessary because this is not a life and death matter. It can wait. He abstained from voting on the matter.

Adjournment

The meeting adjourned at 1:05 pm. 44 people attended.