Gateway Community Association
Ward 5 A11
P.O. Box 41476
Washington, DC 20018-0876

December 6, 2001

District of Columbia
Board of Zoning and Adjustment
441 4th Street, N.W., Suite 210
Washington, DC 20001
Attn: Ms. Jerrily R. Kress, FAIA

Re: Application # 16802

Dear Ms. Kress:

The Gateway Community Association voted to oppose the Application #16802, Drivers, Chauffeurs, and Helpers, Local Union 639 for special exception for an accessory parking lot because it includes the language, "Public Hall". We are opposed to the operation of a "Public Hall" at this facility because over the years from 1981 through 1996, this community was subjected to almost weekly occurrences of loud, unbearable deafening music for which the police were called on numerous occasions, to no avail. This disturbance started as early as 9:00 p.m. and lasted until 3:00 a.m.

Patrons frequenting the Local Union Hall 639 going to and returning from most of the functions at this establishment had demonstrated obnoxious, disrespectful behavior in our community. They arrived for the cabarets, discos and like functions with auto radios blasting loud music and gunning the loud mufflers of their automobiles. They parked on the residential streets in the vicinity of the hall that forced residents to park blocks away from their homes as they arrived later from their place of employment or their evening activities. This created a personal danger for these residents especially when gunfire occurred in the area.

When the patrons were leaving the Local Union Hall 639, many were obviously intoxicated and most were completely disrespectful of the residents and their property. They used loud abusive and degrading profanity. They walked across residents' lawns and had been observed urinating on public and private spaces. They loitered in the street and in their cars drinking, talking loudly and listening to loud music. When they left, the tree boxes, gutters and many yards are littered with trash, bottles and cans. For many of them, automobiles were considered toys. It was a common place for a game of auto chicken follow-the-leader to be carried on for thirty minutes to one hour before they left the neighborhood. This resulted in high speed, reckless driving up and down our residential streets under the influence of alcohol. There was barely enough room for cars to pass each other on these streets and several side swipes of residents cars were reported.

Since the Cease and Desist order in April 1994, the attached chronology of the Local Union Hall 639 activities have occurred as related to our community. (Attachment)

BZA
Case No. 16802
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16802
EXHIBIT NO.25

Gateway Community Association
Ward 5 A11
P.O. Box 41476
Washington, DC 20018-0876

In 1981, the Teamsters Local Union No. 639 applied to the Board of Zoning Adjustment (Application 13448, dated 3/18/81) for a variance to allow members and staff parking on the residential part of the occupied site. The stated purpose and intent of use of this site was administrative offices and meeting hall for its members. It further stated that the meeting hall would accommodate approximately 150 persons and would be used for monthly meetings from 8:00 p.m. to 10:00p.m. Since there was no mention of cabarets, discos or any leasing of the hall for public use, the neighborhood, except for some concerns, generally welcomed this facility.

We strongly oppose this BZA application #16802 that will promote public hall use. It is our desire that the Local Union Hall 639 return to their original stated intent of a special exception for an accessory parking lot use – office spaces and a meeting hall for members only. This would be in keeping with the neighborhood objectives and also objectives of the planning commission, as stated in A Land Use and Zoning Comprehensive Plan Report, August 1996: the Land Use Element has some quite specific and applicable objectives policies including:

-Objectives for Residential Neighborhoods, paragraphs 1102.1 (a) and (b) **emphasize maintaining and enhancing neighborhood quality and stability; (c) states, "To protect residential neighborhoods from disruptive uses."**

Sincerely,

Leslie C. Bournes, President
Gateway Community Association
5 A11

Attachment

cc: Martha Pappano
ANC Commissioner 5A11

CHRONOLOGY
LOCAL UNION 639 3101 AND 3103 AMES PLACE, NE
LOT(S) 3 & 4 SQUARE 4364

DATE	APPLICATION #	PURPOSE/REASON	DISPOSITION
1. March 18, 1981	13448 (BZA)	-Accessory Parking Serving the building	-Granted for 3 years June 18, 1981 w/conditions
2. June 27, 1984	14154 (BZA)	-Accessory Parking Serving the building	-Granted September 14, 1984* w/conditions
September 14,1984*	Official signed order with seal which says "3 years" Unofficial unsigned stated approval for "5 years"		
3. July 2, 1984	Attorneys for the Teamster's Union asked for an extended accessory parking for 5 years. No restrictions on the use of the Assembly Hall.		
4. October 21, 1987	14694 (Zoning Commission)	-Accessory Parking Serving the building	-Granted for 4 years December 22,1987 with conditions
5. February 3, 1994	39308896 (DCRA)	-Public Hall License	-Public Hall License Denied April 14, 1994 and Cease and Desist Order issued
6. April 27,1994	93-055M (DCRA)	-Application for Stay of Cease and Desist Order	-Office of Adjudication filed opposition of the Stay May 6, 1994
7. April 28, 1994	93-055-M (DCRA)	-Review of Cease and Desist	-Government recommends denial of request for Stay of Cease and Desist Order May 6, 1994
8. April 28, 1994	93-055-M (DCRA)	-ALJ Decision and Order	-Motion of Stay Denied May 11, 1994
9. December 21, 1994	16013 (BZA)	-Accessory Parking for Offices, Meeting Hall and Public Hall seating 700	-Granted for 5 years with very specific conditions June 5, 1998

CHRONOLOGY
LOCAL UNION 639 3101 AND 3103 AMES PLACE, NE
LOT(S) 3 & 4 SQUARE 4364

10. February 17, 1997	96-12Z (Zoning Commission)	-Rezoning of Residential Property from R1B to CM1	-Community never received a rulinf from BZA
11. June 8, 1997	DCRA	-Certificate of Occupancy	-Received a Certificate of Occupancy # B177925 for Meeting Hall and Office Space
12. September 25, 1997	39704430 (DCRA)	-Public Hall Application	-Denied June 5, 1998 Notice of Infraction 97-0AD-017-M
13. December 11, 2001	16802 (BZA)	-Special Exception for Accessory Parking serving Offices, Meeting Hall And Public Hall	