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BZA Application No. 16938

SUPPLEMENT TO WESTMINSTER NEIGHBORHOOD ASSOCIATION OPPOSITION TO THE MOST WORSHIPFUL PRINCE HALL GRAND LODGE REQUEST FOR VARIANCES AND SPECIAL EXCEPTION FOR PARKING LOT

As stated in our Opposition already filed, the Westminster Neighborhood Association strongly opposes The Most Worshipful Prince Hall Grand Lodge's request for a special exception and variances to Square 333, Lot 827, located at 1902 Vermont Avenue, NW. Notwithstanding, the Westminster Neighborhood Association (WNA) has attempted in good faith to enter into negotiations with The Most Worshipful Prince Hall Grand Lodge to work out some agreement whereby this parcel could continue to be used as a parking lot and some of the concerns of the community could also be met. These attempts have failed.

To the extent the BZA does grant The Most Worshipful Prince Hall Grand Lodge its requests for exceptions and variances, WNA requests that it be with the following conditions:

1) TIME PERIOD - The BZA approval shall be for a period of two years, subject to renewal at the discretion of the Board upon the filing of a proper application for same.

2) PARKING SPACES - The parking lot shall be limited to 20 parking spaces, with a minimum of two such spaces to be for handicapped parking.

A)No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over any public space.

B) The parking lot shall be used by members of the lodge and tenants of the Prince Hall Grand Lodge only. No spaces shall be used for commercial purposes.

C) All parking spaces shall meet code standards with respect to size and location of parking spaces as required by the District of Columbia Municipal Regulations as set forth in 11 DCMR §§ 2115 and 2116.

3) TRAFFIC CONTROL - The Masons shall periodically remind its members, through announcements at its meetings and/or through flyers, that the parking lot is located in a residential neighborhood and that users of the parking lot should be mindful that horn-honking, other noise, headlights, and litter should be kept to a minimum.

A) The Masons shall regularly encourage its members to use the Metro train as the preferred mode of transportation to and from the Prince Hall Grand Lodge.

B) The Masons shall install a traffic sign, to be visible when the parking lot drivers exit the lot, that it is unlawful to enter such lot by making a left turn from Vermont Avenue.

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C) The Masons shall investigate off-street parking options in the community other than or in addition to the existing parking lot for its members. At a minimum the Masons shall make reasonable inquiry as to whether it is practical and/or financially feasible to arrange for parking spaces for its members from the DC Housing Finance Agency at 9th and U Streets, Lee's Flowers at 11th and U Streets, the private parking lot on 1932 9th Street, the parking lot at 9 ½ and U Streets, the lot in the 1900 block of 12th Street, and the Reeves Center at 14th and U Streets, as well as investigating the cost of using a shuttle service or valet parking for the latter site.

4) LANDSCAPING - The parking lot shall comply with all landscaping requirements as set forth in 11 DCMR § 2300, *et seq.*

A) In recognition of 11 DCMR §2301.1, at least fifteen (15) feet of space along the east and south sides of the parking lot, starting from the sidewalk, and at least five (5) feet of space along the north side of the parking lot where such lot connects with the adjoining lot (but not where it connects with the alley) shall be devoted to landscaping, which shall include shrubs or trees and grass and flowers.

B) In compliance with 11 DCMR §2302.2, a row of hedges at least eighteen (18) inches thick and forty-two (42) inches high shall be planted on the perimeter of the property all along the east (except for the driveway), south, and west sides of the parking lot, as well as along approximately one-half of the north wall, starting on the west side and continuing east to the end of the alley. The hedges shall be of sufficient thickness to effectively prevent any significant light from automobile headlights to shine outside the perimeter of the parking lot. The hedges shall not be permitted to grow taller than 50".

C) The existing chain link fence shall be removed along the sides of the parking lot where the hedges will be installed. Such removal shall occur when the hedges are to be installed.

D) There shall be installed a row of hedges and/or trees, including grass and/or flowers, in approximately the center of the parking lot, running east to west. Such row shall run the length of the parking lot except that it shall terminate prior to each end so as to provide sufficient room for automobiles to drive from one side to the other.

(1) The Masons shall select a qualified, reputable, professional, and licensed company for both the purchase and the installation of the landscaping noted herein.

(2) The Masons shall retain the services of a qualified, reputable, professional, and licensed company for the continual maintenance of the landscaping discussed herein, who shall be retained under a contract in which the landscaping company shall determine the necessity and type of landscaping (including fertilizer, mulch,

and water) needed to keep such landscaping in a healthy growing condition, neat, and orderly appearance.

(3) The Masons shall consult with and obtain the consent of the WNA Coordinator for its selection of the types of landscaping noted herein and for the selection of any company(ies) to perform these services.

(4) The purchase and planting of all landscaping discussed herein, as well as the retention of the services of a landscaping company, shall be completed no later than May 15, 2003, time being of the essence.

(5) The Masons shall have installed within the confines of the parking lot a water line and faucet(s) of sufficient size and pressure so that at least one-half of the entire landscaped area can receive sufficient water simultaneously. Such water line shall be installed no later than May 1, 2003.

5) MAINTENANCE - All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all weather impervious surface.

A) All parts of the parking lot and the surrounding area shall be kept free of refuse and debris. This area shall include the sidewalks, boulevards, alleys surrounding the parking lot, and the sidewalk from the parking lot to the Prince Hall Grand Lodge at 1000 U Street, NW. The Masons shall determine and implement a written plan as to how the parking lot and surrounding area will be regularly inspected and the refuse and debris removed. The Masons shall consult with and obtain the consent of the WNA Coordinator for this trash plan.

B) At least one trash receptacle shall be installed in the parking lot for the use of those using the parking lot and shall be emptied on a regular basis so that it does not overflow. Such receptacle should be aesthetically consistent with the historic character of the neighborhood and shall be approved by the WNA Coordinator. Such trash receptacle(s) shall be purchased, if available, and if not, shall be ordered by April 1, 2003.

C) All snow shall be cleared from the sidewalks along the east and south side of the parking lot in a timely manner. The Masons shall retain the services of a snow removal company for this purpose and the contract with them shall provide for timely snow removal on a continuous basis and without the need for the Masons to request such snow removal when it snows.

6) LIGHTING - Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting be confined to the surface of the parking lot.

7) SECURITY - The Masons shall determine and implement a written plan for monitoring the parking lot on a regular basis for security purposes. The Masons shall consult with and obtain the consent of the WNA Coordinator for this security plan.

A) The damage to the chain link fence along the west side and the north side of the parking lot shall be repaired so as to discourage pedestrians or others from entering or exiting the parking lot at any place other than the driveway on the east side of the parking lot. These repairs shall be completed by March 15, 2003.

8) COORDINATION - The Masons shall choose a sole trustee, who shall have full knowledge and authority over the issues stated herein, to meet at least on a calendar quarterly basis with the WNA Coordinator. The WNA shall choose a sole person to act as the WNA Coordinator, who shall have full knowledge and authority over the issues stated herein, to meet at least on a calendar quarterly basis with the Masons Coordinator.

A) Such meetings shall include, but need not be limited to, compliance with the terms of this Order as well as any other issues with respect to the operation of the parking lot that may be affecting the community.

B) Absent any emergency, prior to the WNA or any WNA member filing for revocation of the occupancy permit which may be issued to The Most Worshipful Prince Hall Grand Lodge, the WNA Coordinator shall bring any alleged breach of to the attention of the Masons Coordinator, in writing, and the Masons shall have fifteen days to either correct the alleged breach or explain why such action cannot or need not be taken.

C) With respect to the purchase and planting of all landscaping discussed herein, as well as the retention of the services of a landscaping company, the Masons and WNA Coordinators shall meet as often as either Coordinator requests so that the time deadlines stated herein may be met.

9) REVOCATION - The BZA shall, upon a proper showing, revoke any occupancy permit granted to The Most Worshipful Prince Hall Grand Lodge if any of the conditions stated herein are not met timely or are thereafter violated.

Respectfully submitted,

Tania Shand, by JJ

Tania Shand, Vice President, for
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CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Supplement was e-mailed this 24th day of February, 20003 at 12:00 noon, and was also hand-delivered this 25th of February to:

The Most Worshipful Prince Hall Grand Lodge (Fred-Johnson@att.net)
Advisory Neighborhood Commission 1B (anc1b02@philspalding.us)
D.C. Office of Planning (karen.thomas@dc.gov)

Tania Shand, by JT

Tania Shand