RONALD SNIDER AND ASSOCIATES
ATTORNEYS AT LAW
1054 31st Street, NW
Suite 400
Washington, DC 20007
Tel (202) 347-2600 E-mail: sniderpatent@yahoo.com Facsimile (202) 347-7870

April 21, 2003

RECEIVED
D.C. OFFICE OF ZONING
2003 APR 21 PM 1:30

BY HAND

Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20002

Re: Tudor Place Foundation, Inc.
Application No. 16974

Dear Sire or Madam:

Please find for filing the original and 20 copies of Opponent's Documents Showing Size of Dower House; Opponent's Evidence of Letter of Complaint; Opponent's Document Showing Requirement for No Large Tents; and Request for 3 Year Period.

Submitted,

Ronald Snider

cc: Gordon Wilson
Don Crockett
Norton Katz

Enclosures

BZA
Case No. 16974
Exhibit No. 74

Board of Zoning Adjustment
District of Columbia
CASE NO. 16974
EXHIBIT NO. 74

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

	x	
Tudor Place Foundation, Inc.	)	
Application for Special Exception	)	
to R-1 Residential Zoning for	)	Application **No. 16974**
1670 31st Street & 1644 31st Street, NW	)	
Square 1281, Lot 835	)	
	)	Opponent's Documents Showing
	x	Size of Dower House

OFFICIAL LAND SURVEY AND PHOTOGRAPH
SHOW DOWER HOUSE EXCEEDS
SIZE ALLOWED BY LAW AND REGULATION FOR ACCESSORY USE

The attached one page reproduced photograph of Dower House and one page official plat survey show that Dower House is a 2 story residence. The survey states, within the outline of the Dower House building, that 1670 31st Street is a "2 Story & Basement [building of] Brick." The photo shows Dower House to be a 2 storied residence with a 3rd floor dormer. Dower House exceeds 15 feet in height.

The documents are relevant because Applicant has asked to use the single-family home known as Dower Place as a avenue for events of its own and for rental for up to 50 people. Such a use for Dower House is prohibited by regulation and law. The District of Columbia Municipal Regulations (DCMR) state that "an accessory building in any zone district shall not exceed one (1) story or fifteen feet (15ft.) in height, except as provided in § 2500.5." 11 DCMR § 2500.4. With respect to a request to use a home for accessory uses, the D.C. Court of Appeals ruled that a "second house is not accessory use even though smaller than main residence, where it is a dwelling with adequate facilities for occupancy apart from any other structure." Davidson v. BZA, 617 A.2nd 977, 981 (D.C. 1992). Dower House, soned R-1, cannot be use by Tudor Place as a site for meetings and special functions that are accessory to the main museum.

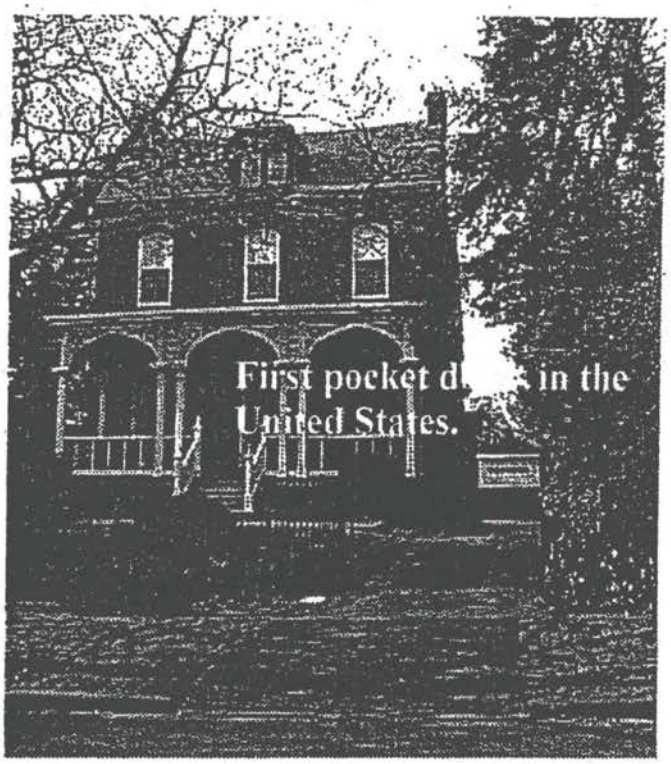
Respectfully submitted,

Ronald Snider
Party in Opposition

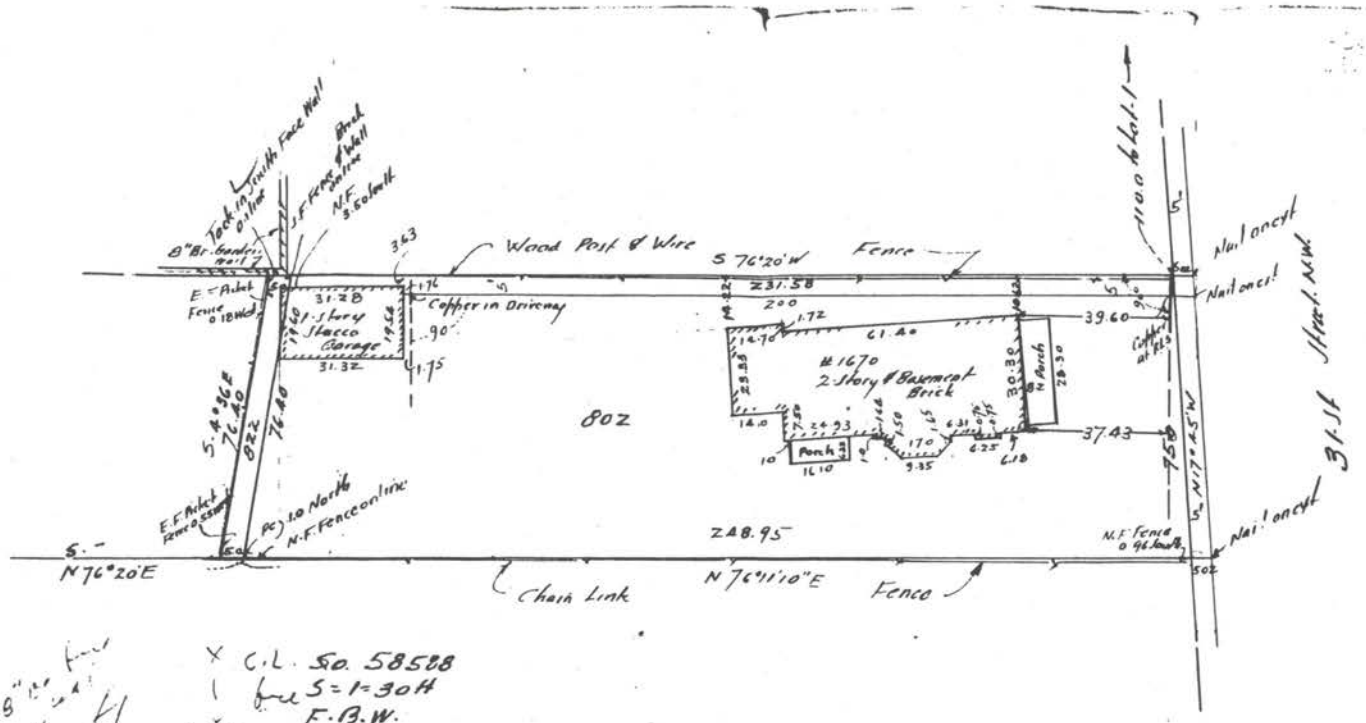
Certificate of Service

I, Ronald Snider, this 21st day of April 2003, served by hand applicant Tudor Place Foundation, Inc., with copy of the foregoing Documents Showing Size of Dower House.

Ronald Snider



The Dower House.



C.L. No. 58588
S=1=30H
F.B.W.
10-27-61

Oct 31st. 1961

Plat of Survey of a tract of land "Taxed as part of Square 1281".

F.B. 121/123

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

	x	
Tudor Place Foundation, Inc.	)	
Application for Special Exception	)	
to R-1 Residential Zoning for	)	Application **No. 16974**
1670 31st Street & 1644 31st Street, NW	)	
Square 1281, Lot 835	)	
	)	Opponent's Evidence of
	x	Letter of Complaint

TUDOR PLACE REFUSES
TO FULLY COMPLY WITH BZA REQUEST
TUDOR PLACE FAILS TO SUBMIT ALL LETTER OF COMPLIANT

The Chairman of the Board of Zoning Adjustment asked Tudor Place and its counsel to provide the Board with all the letters received by Tudor Place from neighbors and others objecting to or complaining about activities and the operations of Tudor Place. The request was made during the hearing held on Tuesday, April 15, 2003. In a letter from Gordon Wilson to the BZA, dated April 16, 2003, Tudor Place states that it submitted "all letters of complaint received by Leslie Buhler while serving as Executive Director of Tudor Place..." pursuant to that request.

In fact, Tudor Place failed to fully comply with the BZA request. Attached hereto is a letter, dated July 7, 2002, from Mr. Ronald Snider to Leslie Buhler complaining about the noise and parking at events held on the Tudor place property. There may be other such letters. However, this opponent knows only about this one. Opponents to the Application cannot produce others because Tudor Place did not give opponents the opportunity to examine the Foundation's records or other records Ms. Buhler may keep.

Respectfully submitted,

Ronald Snider
Party in Opposition

Certificate of Service

I, Ronald Snider, this 21st day of April 2003, served by hand applicant Tudor Place Foundation, Inc., with copy of the foregoing Evidence of Letter of Complaint.

Ronald Snider

16974

RONALD R. SNIDER
1607 31ST STREET, N.W.
WASHINGTON, D.C. 20007

Telephone: 202-347-2600

July 7, 2000

Ms. Leslie L. Buhler, Director
Tudor Place Foundation
1605 32nd Street, N.W.
Washington, DC 20007

Facsimile: 202-965-0164

RE: Neighborhood Concerns About Tudor Place Special Events

Dear Ms. Buhler:

The Chairman of the Georgetown Residents Alliance, Don Crockett has asked me to inform you in writing about neighborhood concerns subsequent to the events held at Tudor Place on May 6 and May 20, 2000.

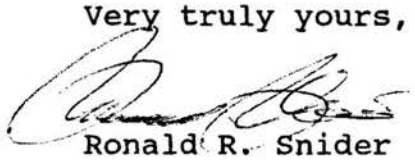
On May 6th the noise level (music), as loud as it has ever been on any occasion at Tudor Place, was absolutely intolerable. I have a recording of this event made on my front porch at 1607 31st Street. The music on May 20th was almost as loud and this was recorded as well. You may listen to these recordings at any time. The noise level was clearly due to the amplified music and not in compliance with the zoning order or, more importantly, 20 Code of D.C. Municipal Regulations (CDCR) chapters 27, 28 and 29. Similarly, the wedding receptions held on May 6th and 20th were not in compliance with the current zoning order which prohibits amplified music and was out of compliance with 20 DCMR, Chapters 27, 28 and 29.

On May 20th, the parking situation was intolerable. The Special Operations Division of the DC Metropolitan Police Department closed 31st Street at Q Street. No northbound traffic was permitted except for those attending the reception at Tudor Place. Residents were prohibited from entering 31st Street from the south. We have been told that the request for assistance from the Special Operations Division was made by someone allegedly on behalf of the neighbors. This simply is not true. It is inconceivable that any of the neighbors along 31st Street or Q Street would have requested that 31st Street be closed off, thereby preventing normal evening parking by the neighbors.

Tudor Place has lost all creditability with its neighbors by continued use of amplified music after the zoning order specifically prohibits it. The neighbors of Tudor Place recognize that the Zoning Administrator is not enforcing zoning orders. Obviously Tudor Place is aware of this and determined to take advantage of the situation.

At this time, the neighbors are preparing to send a formal letter to Tudor Place, the District of Columbia Metropolitan Police Department, and the Office of the Mayor officially notifying Tudor Place of the noise problems associated with the bands and orchestras used during special events. Further, the neighbors are preparing to pursue this matter in Court. The noise control matter is separate and very different from the currently pending zoning appeal in the D.C. Court of Appeals.

Very truly yours,



Ronald R. Snider

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

	x	
Tudor Place Foundation, Inc.	)	
Application for Special Exception	)	
to R-1 Residential Zoning for	)	Application **No. 16974**
1670 31st Street & 1644 31st Street, NW	)	
Square 1281, Lot 835	)	
	)	Opponent's Documents Showing
	x	Requirement for No Large Tents

A BZA ORDER MUST
PROHIBIT CONSTRUCTION OF TENTS ON
TUDOR PLACE SOUTH LAWN

Any BZA order permitting exceptions to R-1 zoning must limit Tudor Place's ability to construct and erect tents. The Deed of Easement giving Tudor Place to the United States, dated November 15, 1966 [attached hereto as Document 1, consisting of 7 pages] prohibits the construction of any structure that interferes with "either the view of the main house from Q Street or the view from the main house toward Q Street." (Page 5, paragraph (1)(c)). Consequently, the BZA should issue only such orders as are consistent with said Deed.

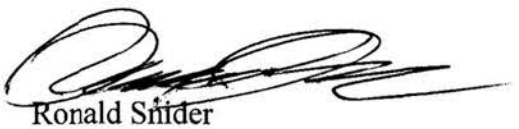
Limiting Tudor Place in the BZA order is needed. Document 2 (consisting of 3 pages) shows that Tudor Place acting pursuant to the 1999 BZA Order, in fact, violated the Deed, repeatedly. In 2000, Tudor Place applied for and obtained a building permit for a large tent. Page 1 of Document 2 is a copy of that Building Permit (No. B426466). Page 2, labeled "Tudor Place South Lawn 'Glickman Tent,'" is an architects diagram that support the building permit requests which shows the outside dimensions of that tent, its dance floor and stage. Page 3 shows the size of the tent and its total square feet: 5,044 sq. ft. That was one of many tents that Tudor Place erected for functions.

Document 3 (consisting of 2 pages) contains copies of 4 photographs of tents on the Tudor Place south lawn that faces Q Street. The first 2 pictures show the massive Glickman tent which totally obscured the view from Q Street. The second 2 pictures show other tents which also obscured the view of the mansion from Q Street.

Finally, Document 4 (1 page) shows the unobstructed view that exists, today, from Q Street. As you can see, from Q Street there is a clear view of the south lawn and the mansion.

The BZA should prohibit Tudor Place from placing tents on its south lawn that violate the terms of the Deed of Easement.

Respectfully submitted,



Ronald Snider
Party in Opposition

Certificate of Service

I, Ronald Snider, this 21st day of April 2003, served by hand applicant Tudor Place Foundation, Inc., with copy of the foregoing Documents Showing Requirement for No Large Tents.



Ronald Snider

Opponent's Documents Showing
Requirement for No Large Tents

DOCUMENT 1
Deed of Easement

16974

THIS DEED, made this 15th day of November, 1966, by and between ARMISTEAD PETER, 3RD, widower, Grantor, and the UNITED STATES OF AMERICA, Grantee.

WITNESSETH:

WHEREAS, Section 1 of the Act of August 21, 1935, 49 Stat. 666, as amended, 16 U.S.C. § 461, declares it to be a national policy to preserve for public use historic sites, buildings, and objects of national significance for the inspiration and benefit of the people of the United States; and

WHEREAS, Section 2(d) of the aforementioned Act, 16 U.S.C. § 462(d), authorizes the Secretary of the Interior, for the purpose of effectuating the policy of preserving historic sites, to acquire by gift, purchase or otherwise any real property or any interest or estate therein, title to be satisfactory to the Secretary; and

WHEREAS, Grantor is the owner in fee of improved real property situate in the District of Columbia, known for purposes of assessment and taxation as Lot 800 in Square 1281, which property is known as Tudor Place and shall hereinafter in this deed be referred to as Tudor Place; and

WHEREAS, Grantor is also the owner in fee of the adjacent unimproved real property situate in the District of Columbia described as follows:

Part of the land known for purposes of assessment and taxation as Lots 802 and 822 in Square 1281 in Northwest Washington, D.C., being a strip of land 24 feet wide, the southerly 24.06 feet front on 31st Street by the full depth of the land conveyed by Caroline C. Beall to Armistead Peter, 3rd by

Deed dated October 25, 1961 and recorded October 27, 1961 in Liber 11693, folio 149 among the Land Records of the District of Columbia, more particularly described agreeably with Plat of Survey recorded in Survey Book 181, page 153 among the Records of the Office of the Surveyor for the District of Columbia, as follows:

Beginning on the westerly line of 31st Street, 60 feet wide, removed South 17° 45' East, 388.75 feet from the intersection of said westerly line with the southerly line of R Street, 60 feet wide, said beginning being the southeasterly corner of the land conveyed to Peter aforesaid, thence leaving said beginning and said westerly line of 31st Street and running the three following courses and distances along the southerly and westerly lines of aforesaid conveyance to Peter: 1) South 76° 11' 10" West, 248.95 feet; 2) South 76° 20' West, 5.00 feet; 3) North 4° 36' West, 24.30 feet; thence running through the land conveyed to Peter aforesaid North 76° 11' 10" East, 248.41 feet to the westerly line of 31st Street aforesaid; thence running along said westerly line of 31st Street and the easterly line of aforesaid conveyance to Peter South 17° 45' East, 24.06 feet to the place of beginning containing 6,028 square feet.

The above-described unimproved real property was originally a part of Tudor Place as it then existed and shall hereinafter in this Deed be referred to as adjacent area; and

WHEREAS, Section 2(b) of the aforementioned Act, 16 U.S.C. § 462(b), empowers the Secretary of the Interior to make a survey of historic sites and buildings for the purpose of determining those which possess exceptional value as commemorating or illustrating the history of the United States, and the Secretary has, pursuant to that section, declared that Tudor Place possesses exceptional value as commemorating and illustrating the history of the United States and is eligible for national historic landmark status; and

WHEREAS, the Secretary of the Interior has deemed that the interest created in this Deed will, consistent with such national policy of preserving for public use historic sites, buildings and objects, preserve the aforesaid lands for public use and has deemed this Deed to be satisfactory to him.

NOW, THEREFORE, in recognition of the foregoing, Grantor does hereby grant and convey, in perpetuity, to the United States of America, an easement in said real property of Grantor of the nature and character and to the extent hereinafter expressed to be and to constitute as a scenic easement a servitude upon said real estate of Grantor, and to that end and for the purpose of accomplishing the intent of the parties hereto, Grantor covenants on behalf of himself, his personal representatives, heirs, successors, and assigns, with the United States of America to do and refrain from doing, severally and collectively, upon said lands of Grantor, the various acts hereinafter mentioned, it being hereby agreed and expressed that the doing and refraining from the doing of such acts, and each thereof, upon said lands are and will be for the benefit of the United States of America through the preservation of this historic site for the inspiration of the people of the United States. PROVIDED, HOWEVER, that this Deed does not create any duty in Grantor to permit the public to enter upon the lands of Tudor Place or the adjacent area or any right in the United States to secure their entry, it being expressly agreed that the power to permit persons upon the lands remains in the exclusive discretion and control of Grantor.

The restrictions hereby imposed upon the use of said lands of Grantor, and the acts which Grantor so covenants to do and refrain from doing upon said lands in connection therewith, are and shall be as follows:

(1) The construction of ildings, additions, devices and other structures shall be limited in the following areas to the extent designated:

(a) No construction shall be made affecting the exterior of the main house except:

the reconstruction, repair or refurnishing of presently existing parts or elements of the main house due to damage by casualty, deterioration, or wear and tear without altering its exterior appearance.

(b) Within the grounds no construction shall take place except:

(i) the erection of such walkways, protective barriers or other structures as Grantor deems necessary to control the passage of persons invited upon said lands;

(ii) the construction of such structures not in excess of fifteen feet in height as Grantor deems necessary for the storage of equipment or materials used in the maintenance of the grounds, gardens and buildings;

(iii) the construction of a greenhouse;

(iv) the construction of a driveway from 32nd Street to the garage;

(v) the construction of a small administration building suitable as an office for a watchman or for a person overseeing the admission of persons permitted onto the grounds, such building to be built in the area immediately south of the main gate on 31st Street;

(vi) such additions to the garage as Grantor deems desirable in order to increase its storage capacity or its living capacity for persons

working on the grounds or associated with the management of Tudor Place, such additions to be in conformity with its present architectural style;

(vii) such other structures, walkways, or improvements as Grantor may propose, and the Secretary of the Interior or his delegate may in writing approve, which are necessary for preserving and maintaining the character of Tudor Place as an historic site or for making its historic values more easily or adequately appreciated by those whom Grantor permits to come upon said lands; and

(viii) the reconstruction or repair in conformity with the present appearance thereof of any structure presently existing or the reconstruction or repair of any structure hereafter built pursuant to the subsections of this paragraph.

(c) All construction pursuant to the subsections of section (1)(b) shall be made in such manner and in such a place as not to interfere with either the view of the main house from Q Street or the view from the main house toward Q Street.

(2) No living tree larger than eight inches in diameter and thirty feet in height shall be removed from said lands or destroyed without the written permission of the Secretary of the Interior or his delegate, except that such trees may be removed when they have deteriorated to such an extent that they are in danger of falling or causing injury, or when reasonably necessary for the purpose of constructing any buildings or structures permitted in section (1).

(3) No utility transmission lines, except those required by Grantor for the inistration of Tudor Place and the adjacent area, may be created on said lands and no interest in said lands shall be granted by Grantor for this purpose. It is the intent of this provision to grant to the United States of America such an interest in said lands as is sufficient to prohibit the exercise of the power of eminent domain not only by public utility companies but also by any other body or person except the United States of America.

(4) No signs, billboards, or advertisements shall be displayed or placed upon said lands, except (a) such plaques or other markers as are appropriate for commemorating the historic importance of Tudor Place; (b) such signs or markers as are necessary to direct or restrict the passage of persons permitted by Grantor to come upon said grounds; and (c) a sign or signs stating solely the name of Tudor Place or the address of the property or both.

(5) The fee to Tudor Place and the adjacent area shall never be devised or conveyed except as a unit.

(6) The main house shall not be used for any purpose other than as a residence or museum, and all other activities and structures upon the lands shall be for the purpose of preserving, serving, or maintaining the main house and the surrounding lands.

(7) Grantor may rearrange the fencing on the adjacent area.

(8) Grantor may place in or outside of any structure or on the grounds devices found by Grantor to be necessary for protection from theft, vandalism or injury by natural forces.

(9) The Secretary of the Interior or his delegate shall be permitted at reasonable times to come upon said lands in order to inspect for violations of any of the covenants of this Deed.

TO HAVE AND TO HOLD unto the United States of America forever. The covenants agreed to and the restrictions imposed, as aforesaid, shall not only be binding upon Grantor but also upon whoever of his heirs, successors and assigns shall at the particular time be the owner or owners of the fees in the above-described lands and shall continue as a servitude upon the above-described lands.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

/s/ Armistead Peter, 3rd (SEAL)

WITNESSES:

Signed, sealed, and delivered in the presence of:

/s/ Richard H. Wilmer

/s/ David L. Chambers, III

DISTRICT OF COLUMBIA) ss.

On this, the day of November, 1966, before me personally appeared Armistead Peter, 3rd, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Louise Norris
Notary Public, D.C.

My Commission Expires Dec. 14, 1970.

ACCEPTED by the United States of America pursuant to the Act of August 21, 1935, 49 Stat. 666, as amended, 16 U.S.C.

§ 1, for the inspiration and benefit of the people of the United States.

UNITED STATES OF AMERICA

by _____
Secretary of the Interior

Opponent's Documents Showing
Requirement for No Large Tents

DOCUMENT 2
Building Permit, Structure Drawing, Tent Measurements
Glickman Wedding

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Form BLRA-15
(Rev. 9/30/91

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT PERMIT NO. B426466

PERMIT

Date 6/5/00 (Type) MISC.

Address of work 1605 32ND ST.N.W. Lot Square

Permission is hereby granted to TOTAL PERMIT FEE $

REMSBURG TENT (Owner) FILING FEE $

who is authorized to perform the work described herein at the address shown above in strict accordance with the conditions stated on BOTH sides of this permit. NO. DATE

Authorized work and conditions of performance thereof: FEE PAYABLE $ 175.00

SET UP FRAME (6) TENTS AND 1 STAGE: SPECIAL EVENT ITEMS ONLY. FOR INSPECTIONS CALL 727-7562, 7 2000. WEEKEND ONLY. LIGHT CO. (FORST LIGHTS) PULLING ELECTRICAL -EXIT SIGNS PROVIDED ELECTRIC COMPANY. NO PROPANE IN CATERING TENT. INSPECTION BRANCH 442-4641.

Builder— 32301 Value $ No. of Bldgs.

Width of Bldgs. Length Height No. of Stories

Zone D.C. GOVERNMENT To be occupied as

Height of terrace above grade Projections:

Address of owner

Deposit No. Amount $

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

L. JORDAN

DIRECTOR

Receipt# 0001 D.C. GOVERNMENT
Reg# 0B6694 Amount $****175.00
06/06/00 at 11:23 Clk# 11
EB2000215 BUILDING STRUCTURE & EQUI
QTR/DCRA CASHIER OFFICE

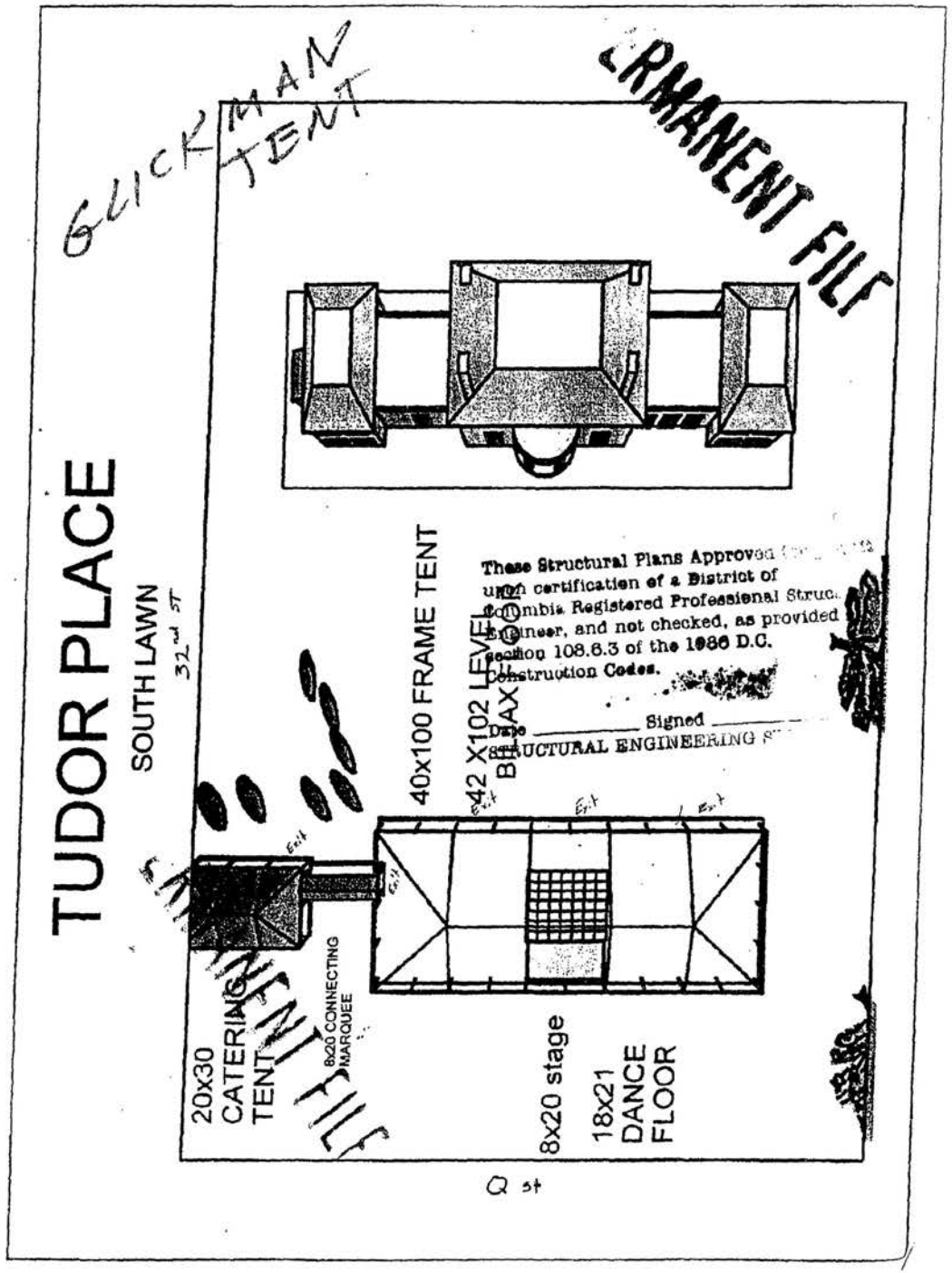
Chief, Permit Issuance Branch

D. MINOR

Permit Clerk

GLICKMAN TENT

16974



Manuf. Specs.

EVENT SITE TUDOR PLACE
1605 32nd STREET, NW
WASHINGTON, DC 2007

1 40X 100 MULTIFLEX FRAME
1 40X100 BILJAX FLOOR
1 20X30 FRAME
1 20X30 BILJAX FLOOR

COST 8,000 TO 12,000

EVENT DATES 5/6
5/13
5/20
5/27

CLICK MAIN TENT

connect. MARQUEE 8 x 20 = 160
MAIN TENT 42 x 102 = 4284
connect 20 x 30 600
5,044

Opponent's Documents Showing
Requirement for No Large Tents

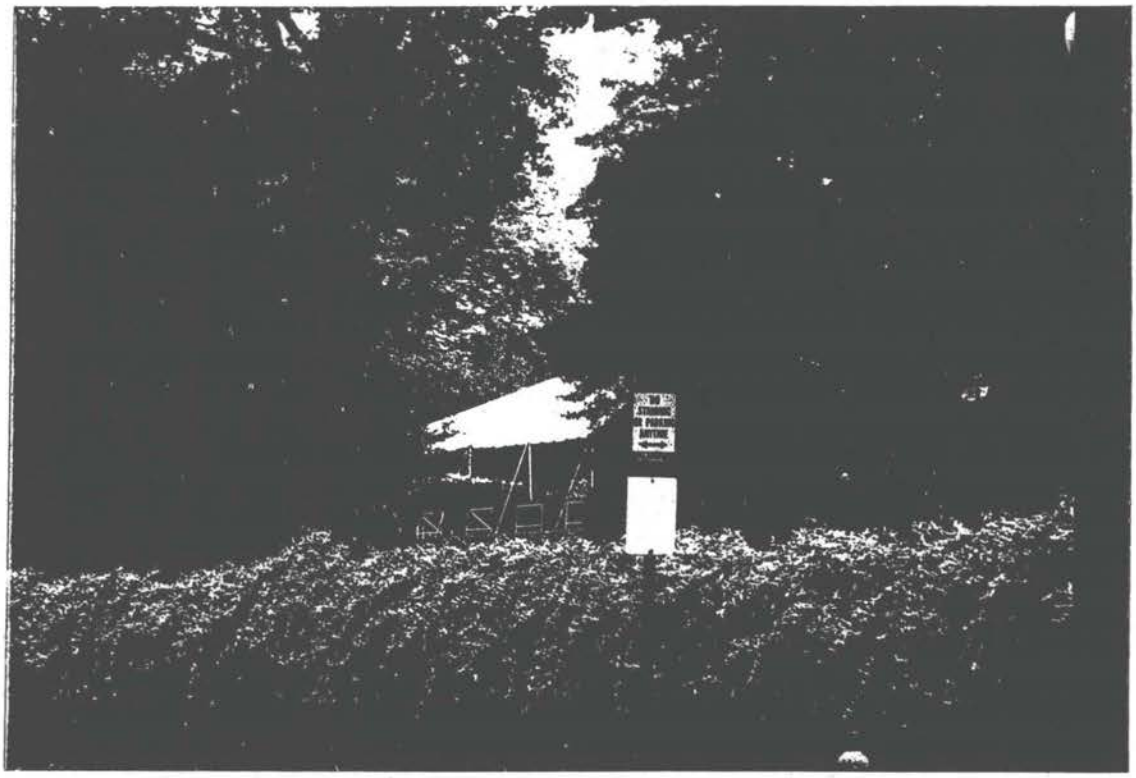
DOCUMENT 3
Copies of Photographs of Tudor Place South Lawn
From Q Street With Tents



MAY 6, 2000 TENT FROM Q ST



MAY 6, 2000 TENT FROM Q ST.



OTHER TENTS

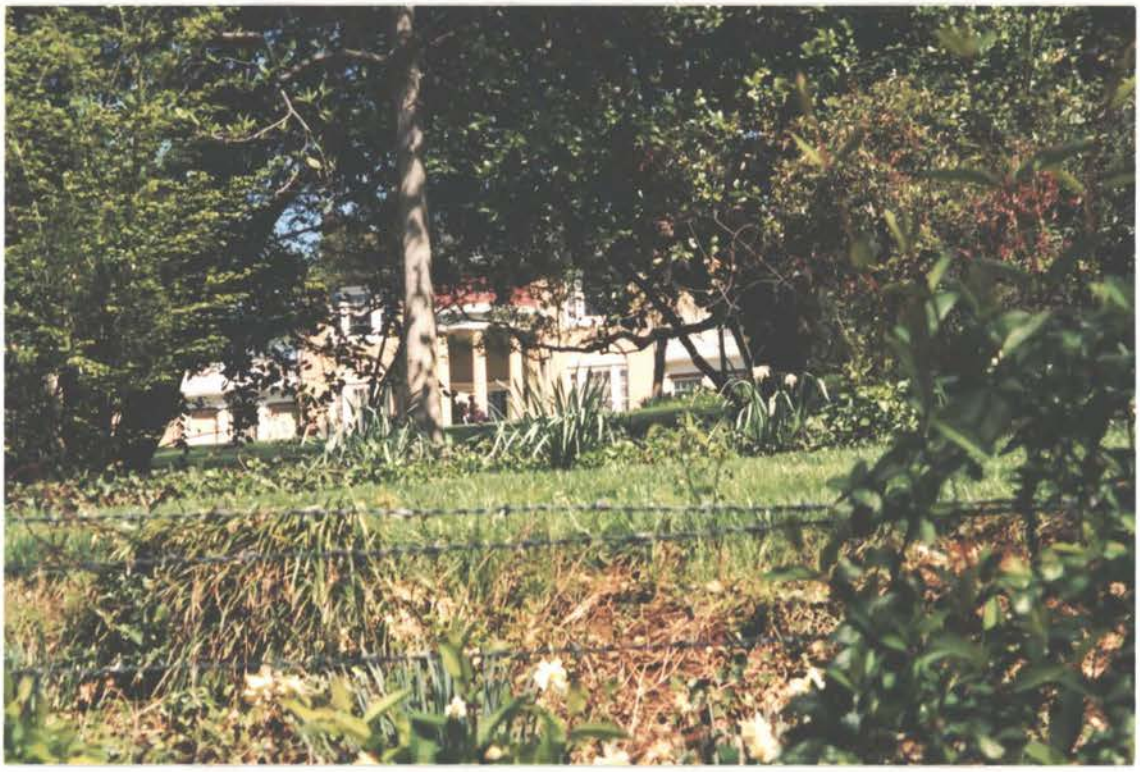


Opponent's Documents Showing
Requirement for No Large Tents

DOCUMENT 4
Copies of Photographs of Tudor Place South Lawn
From Q Street Without Tents

16974





BEFORE THE BOARD OF ZONING ADJUSTMENT

Application Number 16974
Lot 835

REQUEST FOR 3 YEAR PERIOD

STATEMENT OF FACTS

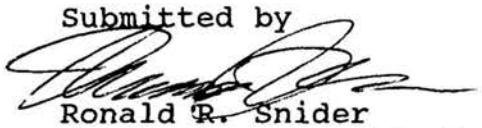
The proposed order is for 5 years. If applicant violates the order, conducts operations which are clearly disruptions to the neighborhood during this period, enforcement from the limited staff at the office of zoning cannot be expected. The Zoning Administrator's office does not work at night when this order will allow events. The BZA has no enforcement powers, and our ANC certainly does not. The only practical recourse to adverse impact conduct or violations of the order is a close periodic review by the BZA which must be 3 years.

The previous order was for a period of 3 years, not 5 as now requested. At the previous hearing, the chairman questioned whether the time should be limited to 2 years in light of the testimony heard about the adverse impact on the neighborhood (see transcript of decision meeting). The three years was to be a test period to determine the conduct of the applicant. This test never occurred because of litigation which ensued and prevented subsequent contracting out for large events such as the Glickman Wedding which is now before the board.

Attached is a copy of the "Tudor Place Promise" which promised no amplified music. This was broken on May 6, 2000 during the "GlickmaN Wedding."

This application calls for 5 years and applicant has cited the meetings at Tudor Place as proof of neighbor acquiescence. The notice of this hearing however stated 3 years (see attachment A). The undersigned was at this meeting, and never agreed to the 5 years. Still further, I was told that it was to be 5 years by Ms. Buehler, and that this was non negotiable. Her reason was that the $1200 fee was excessive not affordable in less than 5 years. My response was that this was unreasonable because the foundation has an operating budget of over $900,000 per year and can well afford it. I was also told by another attendee that all educational institutions are poor, and that I should cease my objections. I never agreed and neither did some of the others who attended the meeting. No vote was taken. In addition, the meeting relied upon was hardly representative of the neighborhood (see attachment B, attendance list).

Submitted by



Ronald R. Snider
(Party in opposition)

Certificate of Service

I, Ronald Snider, the 21st day of April 2003, served by hand applicant Tudor Place, Foundation, Inc., with copy of the foregoing Request for 3 Year Period.



A

Attention: **Mr. Ron Snider**

Date: 11/19/2002

Company:

Number of Pages: 3

Fax Number: 3477870

Voice Number:

From: **Emily D. Rusch**

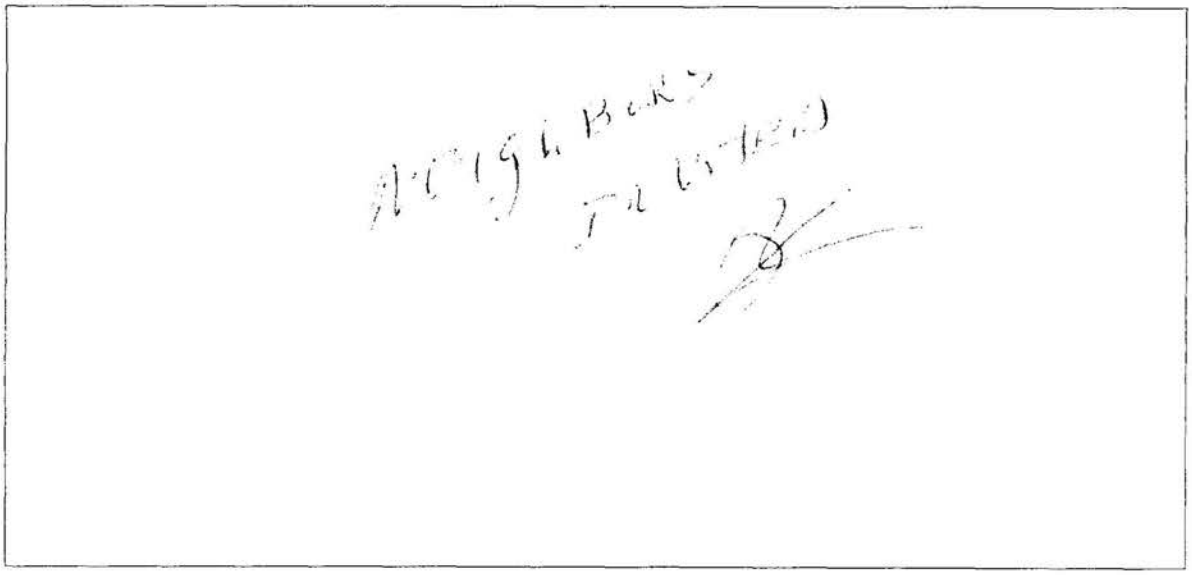
Company: Tudor Place

Fax Number: 202-965-0164

Voice Number: 202-965-0400 100

Subject: Meeting notice follows

Comments:



Tudor Place

Invites Neighbors to a Special Meeting to Review Draft Conditions for Operations to be Included in the Board of Zoning Adjustment Application to be Filed Next Week.

Meeting Location: **1670 31st Street NW**

Date: **Thursday, November 21, 2002**

Time: **6:00 p.m.**

DRAFT

1) Section 3104.1--The Proposed Use Will Be In Harmony With The General Purpose And Integrity Of The Zoning Regulations, And Will Not Tend To Affect Adversely The Use Of Neighboring Property.

Tudor Place consists of 5-1/2 acres of property and is heavily buffered from the adjacent residential neighborhoods with fencing, trees and woodland. Far from adversely affecting the use of neighboring property, the Property's low density, park-like setting with gardens and numerous old growth trees represents a tremendously valuable asset for the neighborhood. By allowing the Applicant to continue to operate the Property for its non-profit purpose, the requested special exception will help ensure the continuing viability of this valuable asset.

In order to have financial means to maintain Tudor Place, the Applicant's use of the Property necessarily requires the hosting of special events on an occasional basis. In an effort to accommodate the legitimate concerns of neighbors that arise in connection with such occasional events, the Applicant will agree to be bound by the conditions listed below. These conditions generally follow those contained in BZA Order No. 16477, with certain revisions intended to provide the Applicant additional operational flexibility while continuing to be sensitive to the concerns of neighbors.

Recognizing the principal concern that neighbors have previously expressed, the below conditions include a new limitation that not more than two evening rental functions with 200 or more guests will be permitted in any year (previously up to 10 such functions were permitted). In connection with this change, the Applicant is also proposing the following changes to improve its operating flexibility: (a) to expand the use of Dower House for certain small functions and uses that will not have any adverse effect on the neighboring properties, including the use of Dower House for administrative offices of Tudor Place employees, (b) to allow for early evening tour offerings not more than once per week, and (c) to increase the guest threshold for events at which valet parking is required from 75 to 100 guests and, in connection with such events, to no longer require an extended cocktail hour or the hiring a person to direct traffic.

With the changes highlighted above, the Applicant believes that the proposed conditions will continue to represent a reasonable accommodation between the Applicant and its neighbors which does not interfere with the legitimate interests of the latter. A complete list of the proposed conditions is as follows:

1. Approval shall be for a period of THREE YEARS from the effective date of the requested special exception.
2. Admission for group tours shall be by appointment only.
3. The hours of operation for tours shall be limited to between 9:00 a.m. and 4:30 p.m., Monday through Saturday, between 12:00 noon and 4:30 p.m. on Sunday, and between 5:30 p.m. and 8:30 p.m. on not more than one day per week.
4. The number of regularly scheduled tours shall not exceed ten per day.
5. Non-group tours shall be limited to a maximum of 20 persons.

6. Buses bringing group tours to the site shall park in legal bus parking areas within the District of Columbia, such as those along K Street. There shall be no bus parking on the subject site.

7. Large evening functions at the subject site shall be limited to a maximum of 500 guests at any one event.

8. The number of large evening functions involving 200 to 500 guests at the site shall be limited to 10 per year, with no more than two of such functions being rental functions. No more than three large functions shall be hosted at the site in any one month.

9. All functions shall end no later than 10:30 p.m.

10. For all evening functions with 100 or more attendees at the site, the Applicant shall minimize traffic and noise impacts by employing the following measures:

    a. making valet parking services that utilize off-site parking lots available to visitors and taking other measures as appropriate to minimize congestion and control traffic flow;

    b. instructing the drivers of all buses and vans not to idle the engines of their vehicles longer than is necessary to allow passengers to embark or disembark; and

    c. maximizing the use of the rear entrance to the site on 32nd Street for service and related functions.

11. The Applicant shall notify affected area residents of scheduled large evening functions by delivering a calendar of such events to affected residents on at least a quarterly basis.

12. The Applicant shall appoint a staff member as a community liaison person who will be responsible for addressing any issues and concerns raised by neighbors with respect to the operation of the facility.

13. The Applicant will designate a "Tudor Place Duty Officer" to be in charge of each event including handling any problems that may arise during the course of an event.

14. The Applicant shall convene a Liaison Committee, to include two representatives of the Tudor Place Foundation, two representatives of ANC 2E, and two representatives of the community at large. The Applicant shall convene the Liaison Committee semi-annually. The Liaison Committee shall address any issues that arise relating to the operations of Tudor Place.

15. There will be no amplified music played on Applicant's Property during any evening outdoor function. Non-amplified musical recitals (such as string quartets or choral groups) are permitted once a month during the months of June, July and August concluding no later than 8:30 p.m.

16. Following a function which ends at the 10:30 p.m. curfew, there shall be no heavy clean-up that night. All heavy clean-up shall be done the morning after the function.

17. In addition to matter-of-right uses, the Dower House may be used for purposes accessory to the non-profit museum use of Tudor Place. These uses shall be limited to: a location for meetings (including Board of Trustees' meetings, volunteer meetings, etc.); a location for small functions of no more than 50 people (in the case of any such functions taking place in the evening to conclude no later than 10:00 p.m.); and a location for offices of no more than 7 members of the Tudor Place staff who do not utilize on-street parking. For purposes of the restrictions set forth in the other paragraphs above, any use of Dower House shall constitute use of the Tudor Place site (meaning that, for example, an evening function at Dower House with 25 people taking place at the same time as a function at Tudor Place with 75 people would constitute a function at the site with 100 or more attendees subject to requirements Paragraph 10).



TUDOR PLACE

HISTORIC HOUSE AND GARDEN

B

November 26, 2002

Dear Neighbor:

We had a constructive meeting with neighbors last Thursday evening regarding the Tudor Place application for an exception from the Board of Zoning Administration. Attending the meeting were the following people: Ross Watson, 1657 31st Street; Marion Goldin and Gerald Rosen, 1625 31st Street; Jason Hurdle, ANC 02; Ron Snider, 1607 31st Street; Peter Pulsifer, ANC chair; Mindy Kotler-Smith, 1606 32nd Street; Gretchen Handwerger, 1679 31st Street. Don Crockett, 3070 Q Street, arrived at the very end of the meeting.

Following the meeting the proposed conditions were revised to reflect the conversation and suggestions of those attending. Subsequent to the meeting, additional communications have been held with Ron Snider and Gretchen Handwerger.

We hope that you will read in these conditions the intent of Tudor Place to operate as a professional historic house museum with a mission of preservation and education. We are firmly committed to adding value to Georgetown and to sensitive operations for our immediate neighbors. If you have any questions about these conditions, please call me directly at 965-1644.

Thank you.

Leslie L. Bobbes

A complete list of the proposed conditions is as follows:

1. Approval shall be for a period of FIVE YEARS from the effective date of the requested special exception.

2. Admission for group tours shall be by appointment only.

3. The hours of operation for tours shall be limited to between 9:00 a.m. and 4:30 p.m., Monday through Saturday, between 12:00 noon and 4:30 p.m. on Sunday. In addition, tours shall be permitted between 5:30 p.m. and 8:30 p.m on Mondays, Tuesdays or Wednesdays , but not more than one day per week. To the extent such evening tours are offered, they shall take place on the same day of each week, which day shall initially be determined by the Applicant, with any changes to be made in consultation with the Liaison Committee.

4. The number of regularly scheduled tours shall not exceed ten per day. Non-group tours shall be limited to a maximum of 20 persons.

5. The Applicant shall instruct the drivers of all buses and vans not to idle the engines of their vehicles longer than is necessary to allow passengers to embark or disembark Buses bringing group tours to the site shall park in legal bus parking areas within the District of Columbia. There shall be no bus parking on the subject site.

6. Large evening functions (functions involving 200 or more guests) at the subject site shall be limited to a maximum of 500 guests at any one event.

7. The number of large evening functions involving 200 to 500 guests at the site shall be limited to 10 per year, with no more than two of such functions being rental functions. In no event shall rental functions for the purpose of weddings be permitted for 75 or more guests. No more than three large functions shall be hosted at the site in any one month.

8. All functions shall end no later than 10:30 p.m.

9. For all evening functions with (i) in the case of rental events, 75 or more attendees at the site and (ii) in the case of any other events, 100 or more attendees at the site, the Applicant shall minimize traffic and noise impacts by employing the following measures:

    a. making valet parking services that utilize off-site parking lots available to visitors and taking other measures as appropriate to minimize congestion and control traffic flow; and

    b. maximizing the use of the rear entrance to the site on 32nd Street for service and related functions.

10. The Applicant shall notify affected area residents not less than 60 days in advance of any scheduled evening functions of 75 or more attendees by delivering a calendar of such events to affected residents.

11. The Applicant shall appoint a staff member as a community liaison person who will be responsible for addressing any issues and concerns raised by neighbors with respect to the operation of the facility.

12. The Applicant shall designate a "Tudor Place Duty Officer" to be in charge of each event including handling any problems that may arise during the course of an event.

13. The Applicant shall convene a Liaison Committee, to include two representatives of the Tudor Place Foundation, two representatives of ANC 2E, and two representatives of the community at large. The Applicant shall convene the Liaison Committee semi-annually. The Liaison Committee shall address any issues that arise relating to the operations of Tudor Place. Notice of such meetings will be (i) posted on the Applicant's property, (ii) sent or delivered to immediate neighbors of the Applicant and (iii) published on the Applicant's web site.

14. There shall be no amplified music or amplified singing voices played on Applicant's Property during any outdoor function. If indoor, amplified music may be played with all doors and windows closed. In any event, the Applicant shall adhere to the District of Columbia noise regulations.

15. Following a function which ends at the 10:30 p.m. curfew, there shall be no heavy clean-up that night. All heavy clean-up shall be done the morning after the function not earlier than 7:30 a.m..

16. In addition to matter-of-right uses, the Dower House may be used for purposes accessory to the non-profit museum use of Tudor Place. These uses shall be limited to: a location for meetings (including Board of Trustees' meetings, volunteer meetings, etc.); a location for small Tudor Place functions of no more than 50 people; a location for no more than 4 rental functions a month that will not exceed 50 guests; and a location for offices of no more than 7 members of the Tudor Place staff who do not utilize on-street parking. Any evening functions at the Dower House will conclude no later than 10:00 p.m. For purposes of the restrictions set forth in the other paragraphs above, any use of Dower House shall constitute use of the Tudor Place site (meaning that, for example, an evening function at Dower House with 25 people taking place at the same time as a function at Tudor Place with 75 people would constitute a function at the site with 100 or more attendees subject to requirements Paragraph 9).





Tudor Place Foundation, Inc.

THE TUDOR PLACE PROMISE

September 1, 1999

Tudor Place is coming up for a renewal of the Board of Zoning Adjustment's special exception that enables us to operate as a historic house museum. We will be appearing before the ANC on September 7, 1999 to request their prior approval. It is appropriate, therefore, that we share with all of our immediate neighbors the essence of the meetings and conversations we have been having with several of you throughout the summer months.

THE SITUATION:
Our founder, Armistead Peter III, requested that Tudor Place and its gardens be open to the public, and in so doing "educate the public about American history and culture." Our staff and our docents work very hard at doing just this, and, from the comments of our visitors, we know we are succeeding. In the meantime, and as you can imagine, this magnificent old house and its gardens require constant care and attention by skilled professionals working with special materials. All of this costs money, and while we are fortunate to have an endowment, for the past few years it has provided but half of our annual budget. We raise the rest though gifts, grants, and special events. These special events provide 20% of our annual income, so you can understand that they are very important to our well being. By the same token, they have at times been more noisy than we or our neighbors would have liked, our larger parties have caused congestion on 31st and 32nd Streets, and our communication with our neighbors has not always been successful.

WHAT WE INTEND TO DO:
We have concluded that in the future we will manage our special events in a more restrained manner. For all events negotiated for on and after August 26, 1999, we have added the following stipulations:

1. There will be no amplified music.
2. Our curfew hour in the evenings has been pushed back a half-hour to 10:30 PM.
3. For parties expecting 75 or more guests we will require a valet parking service which utilizes off street parking only.
4. Our caterers will do the heavy clean-up the following morning after a large event, and not on into the night after the event ends.

In addition, you will be provided with the name and cell phone number of the Tudor Place duty officer supervising each event, and we will appoint one member of the staff to be the permanent liaison person with our neighbors.

WE NEED YOUR HELP:
We believe that you will be pleased with our new approach to special events, and it has been suggested that we ask you to express your support on the enclosed self addressed and stamped reply card. When we meet with the ANC commissioners on Tuesday evening, September 7th, we would like to be able to tell them that many of our near neighbors now know of what we intend to do, and have taken the time to fill out a card which indicates their approval.

We really do want to be good neighbors, and we trust that you will agree that the "Tudor Place Promise" is a welcome expression of our intent. You may also telephone us at 965-0400 ext. 100. We look forward to hearing from you.

Thank you.

Huntington T. Block, President

1605 Thirty-second Street, NW, Washington, DC 20007 Telephone (202) 965-0400 Fax (202) 965-0164 www.tudorplace.org