

Sixteenth Street Heights Civic Association
1400 Montague Street, N.W.
Washington, D.C. 20011

June 15, 1992
'92 JUN 15 PM 4:42

Ms. Maybelle Taylor Bennett
Chairperson ZONING DISTRICT
Zoning Commission of the District of Columbia
District Building-Room 11
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

RE: Proposed Overlay District for Sixteenth Street
Heights, Case No. 92-2

Dear Chairperson and Members of the Commission:


Please find enclosed the original and twenty copies of the Errata Sheet for the Pre-hearing Submission for the Sixteenth Street Heights Overlay District. We would like these documents filed into the record in the above referenced matter.

We are also enclosing twenty copies of the list of non-residential uses with accompanying maps indicating boundaries and locations. The list and maps were included in the Office of Planning submission of February 28, 1992 and should already be included in the record in this matter. If these documents are not in the record, we would request that they be included.

Also, please be advised that additional letters of support for the Overlay from civic associations may be forthcoming to the Commission.

Thank you for your assistance in this matter and we will be contacting the Commission in the near future to schedule a date and time for the previously requested tour of the community by members of the Commission.

Sincerely,


Charles J. Willoughby, Member
Overlay Task Force, Sixteenth
Street Heights Civic Association

Enclosures

ZONING COMMISSION

CASE No. _____

EXHIBIT No. _____

ZONING COMMISSION

CASE No. 92-2

No. 3D

ZONING COMMISSION
District of Columbia
CASE NO. 08-08
EXHIBIT NO. 70B
11/5/92

ERRATA SHEET '92 JUN 15 P1:42
FOR
PRE-HEARING SUBMISSION
SIXTEENTH STREET HEIGHTS OVERLAY DISTRICT
DISTRICT

Page 2, under B.

Delete parenthetical "(A brief history of SSHCA is provided in a later section)"; the history referred to is provided in this section.

Page 21, 1st paragraph,
2nd sentence

Delete the phrase "residential housing property tax base," and insert in its place the phrase "residential housing stock, erosion of the property tax base,"

Chart 4, following
page 21

Delete x axis "Number of Non-Residential Uses" and insert in its place "Percentage of Non-Residential Uses"; also the percentages for 2012 and 2022 are understated, they should be 24.2% for 2012 and 30.3% for 2022.

Page 64, 2nd paragraph,
first full sentence

insert the phrase "allows for" immediately after the phrase "the proposed Overlay also".

Page 65, 1st full
paragraph, 2nd sentence

delete the word "restricts" and insert in its place the phrase "allows for restrictions to be placed on".

Page 69, 1st full paragraph
last sentence

delete the word "increased" and insert in its place the phrase "and increases".


12/15/92

Page 80, 1st paragraph,
1st sentence after quote

insert the word "collection" after
the phrase "for private garbage and
trash".

Page 89, 3rd paragraph,
1st sentence

delete the phrase "We accept OP's
proposed change that the definition
of blockface be amended" and insert
in its place " We accept OP's
definition of blockface, with an
amendment".

Page 90, 1st paragraph,
last sentence

delete the extra space between
"houses" and the comma (",").

Page 90, 3rd paragraph,
first sentence

correct the spelling of "reserves"
and "discretion".

Page 91, 1st paragraph,
3rd sentence

delete the word "significantly" and
insert the word "highly" in its
place.

Attachment 1, Revised
Overlay

immediately before 6000 PREAMBLE
insert "REVISIONS TO THE PROPOSED
OVERLAY APPEAR IN BOLD PRINT AND ARE
UNDERLINED. IN ADDITION, SECTION
6002.9 EMERGENCY EXIT STAIRWELLS, IS
A NEW REPLACEMENT SECTION FOR THE
PREVIOUS SECTION 6002.9 FIRE ESCAPES"

Attachment 1, Revised
Overlay

On page 90 of our pre-hearing
submission, SSHCA reserved the right
to offer substitute language for
paragraph 6002.3(a); this substitute
language follows:

(a) would create any deleterious external effects as
measured by the following specific standards:

(i) noise in excess of 75 decibels;

- (ii) traffic in excess of 3 motor vehicles arriving or departing per day per nonresidential structure;
- (iii) parking needs in excess of the off-street parking requirements set forth in section 6002.7;
- (iv) illumination in excess of a single outdoor light with a single bulb for each nonresidential use or parking lot;
- (v) vibration caused by motor vehicles in excess of 5500 net weight pound which a nonresidential use would cause to be regularly brought into the neighborhood;
- (vi) modifications to the building's exterior which are indicative of a nonresidential use, including but not limited to, signs, double doors with a combined width in excess of 48 inches, and entrances of a width in excess of 6 feet; and,
- (v) use by more than 2 people between the hours of 10:00 p.m. and 8:00 a.m.

**Sixteenth Street Signs
Civic Association
Non-Residential Use Properties; 1992
(Converted from Residential)**

Address	Square	Lot	Owner
SOCIAL SERVICE CENTER:			
1516 Hamilton St	2713	22	Christ Lutheran Social Svcs
5405 16th St	2718	28	Personal care home
1438 Kennedy	2719	22	Grandma's House
1401 Longfellow	2721	71	Personal care home
1422 Madison	2721	852	Personal care home
5709 16th St.	2722	859	Personal care home
5617 Colorado	2798	58	Dupont II (Terry Edwards) (Foster home for juvenile offenders)
1426 Longfellow	2720	873	For Love of Children (Group foster home)
1606 Longfellow	2720W	812	Personal care home
5804 14th St	2724	811	Personal care home
BOARDING/ROOMING HOUSE:			
1441 Kennedy	2720	49	Int'l Guest House (Owned and operated by Allegheny Menomonee Board)
5908 16th St.	2741	28	Boarding house
5913 16th Street	2724	7	Rooming house
1420 Longfellow	2720	61	Rooming house
1430 Longfellow	2720	62	Co-op Housing Fdtn (Fla)
1434 Kennedy	2719	16	Rooming House
ASSOCIATION:			
5808 16th St	2724W	15	Nat'l Assn. Colored Women's Clubs
CONVENTIONAL CONVERSION:			
5506/5510 16th St. N.W.	2720W	41	Fourth Church Christ, Scientist (Two residential homes leveled to build facility)
1409 Manchester St.	2723	40/44	Iglesia Evangelista Apostoles Church
5333 16th St	2724	9	Buddhist Temple

EMBASSY:			
5500 16th St	2720W	810	Embassy of Egypt Military Procurement Ctr (Two-car garage converted to oth. residence)
5201 16th St	2718	850	Liberian Embassy (Former residential home)
5909 16th St	2724	4	Embassy of Uganda (Former residential home)
5911 16th St	2724	6	Ugandan Embassy Ofc Bldg (Former residential home)
4891 Colorado	2655	11	Embassy D'Congo Populaire (Former residential home)
5600 16th St	2721W	17 & 18	Royal Thai Gov't Embassy (Former residential home)

HOUSE CHURCH:			
5401 16th St.	2718	44	Buddhist Congregation
5327 16th St	2718	805	Virginia Mennonite Board
5612 14th St.	2721	858	Theosophical Society
5713 16th St.	2722	60	Spiritual Assembly
5917 16th St.	2724	9	St. Luke's Serbian Orthodox Church
5718 16th St.	2723W	13	New Jerusalem Pentacostal Church
5808 16th St.	2724W	802	16th St Baptist
1401 Montague	2723	36	Christ Church
5704 Colorado	2796	54	Church of God
5711 16th St.	2722	65	Convention of Protestant Church
1400 Madison	2721	856	American Buddhist Assn
1385 Manchester Lane N.W.	PAR 87	40	Wash. Gospel Tabernacle

DAY CARE			
5601 16th St	2721	47	Haynes Academy Day Care Center

RELIGIOUS RESIDENCE:			
5335 16th St.	2718	836	Missionary Sisters
1615 Manchester Lane	2741	35	Sufism Reoriented
5916 16th St.	2723W	14	Sufism Reoriented
5805 Manchester Pl.	2724W	30	Sufism Reoriented

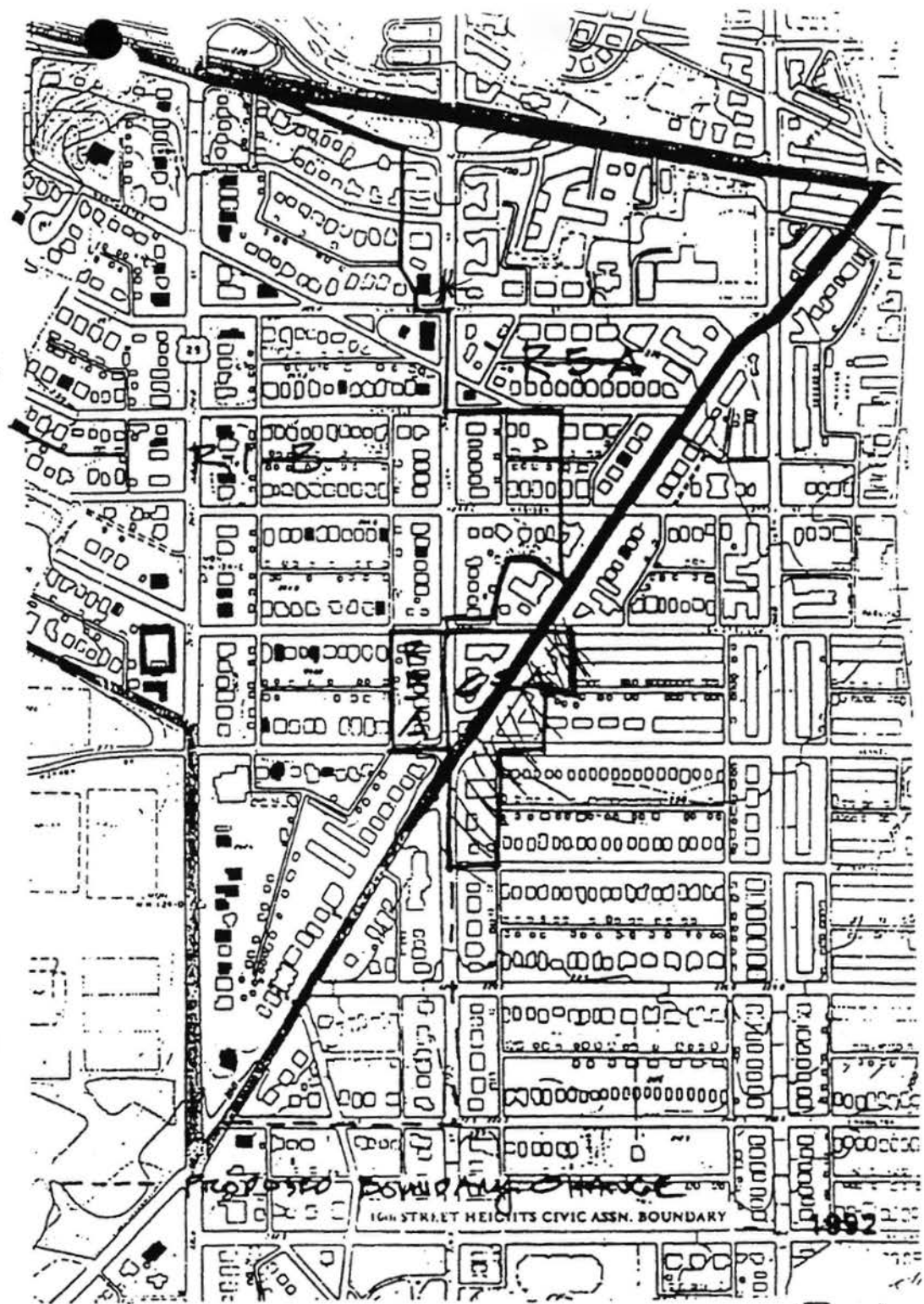
Total homes surveyed: 326

Homes converted to other than single-family residences: 44

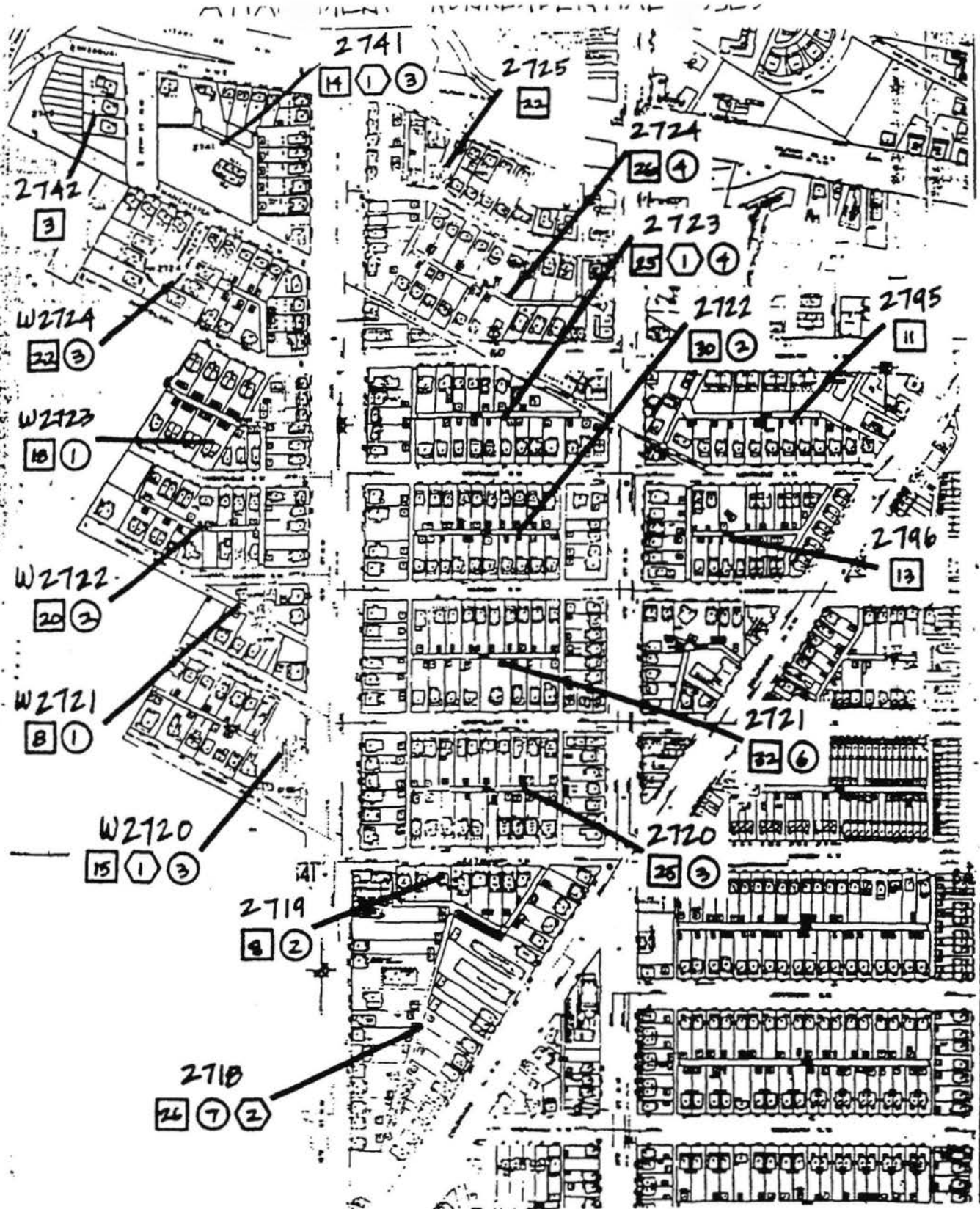
(13 percent of residential homes in neighborhood used for non-residential purpose)

Percentage of residential homes used for non-residential purposes by categories:

Day Care: 2.3 percent
Religious Residences: 9 percent
House Churches: 33 percent
Boarding/Rooming Houses: 15.5 percent
Social Service Centers: 24.5 percent
Embassy: 13.4 percent
Association: 2.3 percent



Sixteenth Street Heights Civic Association



- No. of Single-Family Dwellings
- No. of Nonresidential Uses
- ⬡ No. of Institutional or Apartment Buildings