



CLEVELAND PARK HISTORICAL SOCIETY 3101 HIGHLAND PLACE, N.W. CLEVELAND PARK, D.C. 20008 (202) 244-1276

April 6, 1988

BY HAND

Mr. Edward L. Curry
Executive Director
Zoning Secretariat
The District Building
1350 Pennsylvania Ave., NW, Room 9
Washington, DC 20004

1988 APR -6 PM 1:16
ZONING SECRETARIAT,
DISTRICT OF COLUMBIA

Re: Case No. 86-26 -- Cleveland Park

Dear Mr. Curry:

It was my understanding that you were going to advise the Zoning Commission as to what matters growing out of the above case had to be readvertized. For Cleveland Park, my notes have three items:

First, a matter-of-right FAR for the CP Overlay Zone of 2.0 (instead of the current 2.5), with a maximum of 1.0 for commercial purposes, as recommended by OP on March 11, 1988, as per enclosed.

Second, inclusion of the Library Block for the CP Overlay Zone (Lot 868 in Square 2082) on the west side of Connecticut between Macomb and Newark Streets (see letter enclosed from me to then Chairman Williams dated December 22, 1987).

Third, rezoning for the three row houses near Connecticut on Ordway Street (Nos. 2815, 2817, and 2819-2819A)

See 4/7/88

ZONING COMMISSION
District of Columbia

Case 86-26
District of Columbia
CASE NO. 86-26
EXHIBIT NO. 426

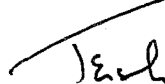
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Mr. Edward L. Curry
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from the new CP Overlay to a residential zone as per the enclosed letter to the Zoning Commission from Susan and John O'Sullivan dated November 13, 1987.

Thank you.

Sincerely,



Tersh Boasberg, President

TB/crt
Enclosures

cc: Jim Nathanson
Fred Greene
Nate Gross
Peggy Robin
Gene Massey
John O'Sullivan

Memorandum

Government of the District of Columbia

TO: D.C. Zoning Commission

Department,
Agency, Office: Planning

FROM: Fred L. Greene
Director

Date: MAR 11 1988

SUBJECT: Application 86-26/Connecticut Avenue: Summary Abstract

Attached is a summary abstract for Application 86-26 which highlights significant issues in this case.

The Office of Planning supports the variable height formula for Cleveland Park with a maximum height limit of 45 feet as a matter-of-right. We also support a matter-of-right FAR of 2.0 with a maximum of 1.0 for commercial uses. This formula is more in keeping with existing density in the area and supports the objectives of the Cleveland Park Historic District.

For PUD's in the Cleveland Park commercial area, OP supports a 50' height guideline with a 2.5 FAR (1.0 commercial, and 1.5 residential). This will reinforce the objectives of the overlay zone.

In the Woodley Park commercial area, the Office of Planning supports a matter-of-right height limit of 50' with an FAR of 3.0 for the C-2-B zoned area. For the C-2-A zoned area OP supports a matter-of-right height limit of 45 feet and an FAR maximum of 2.0.

For PUD's in the Woodley Park C-2-B zone OP supports a height guideline of 55 feet and an FAR guideline of 3.5. In the C-2-A zoned area, OP supports a PUD height guideline of 50' and an FAR guideline of 2.5.

Attachment

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OF COUNSEL

December 22, 1987

Lindsley Williams, Chairman
D.C. Zoning Commission
1350 Pennsylvania Ave., NW
Washington, DC 20004

Re: Case No. 86-26, Inclusion
of Library Block

Dear Mr. Williams:

It has just come to my attention that the official notice of public hearing in the above matter leaves out Lot 868 in Square No. 2082 on the west side of Connecticut Avenue between Macomb and Newark Streets, the current site of the Cleveland Park Branch of the D.C. Library and within the C-2-A zoning district.

The petition for rezoning which we filed on July 6, 1987, requests consideration by the Zoning Commission of the entire C-2-A zoning district and specifically mentions "both the east and west sides of Connecticut Avenue between Macomb and Porter Streets" (at p.1). Moreover, it was my understanding that both the Office of Planning and the Zoning Commission were considering the entire C-2-A district in this matter. I am not quite sure how Square No. 2082 was inadvertently left out.

Since the owner of the Public Library is the District Government, itself, perhaps notice could be waived or given immediately, since the actual hearing on the Cleveland Park section will not be held until January 25th; but I leave it to your discretion to proceed with whatever notice is necessary.

I think it important that the Library block be included as, otherwise, it is the only block left out of the entire zone. The District Government may not own the Library

BOASBERG & NORTON

Lindsley Williams, Chairman
December 22, 1987
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forever and as long as we are considering rezoning for the entire zoning classification, it would be appropriate to include the Library site as well.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Tersh Boasberg", with a long horizontal stroke extending to the right.

Tersh Boasberg, President
Cleveland Park Historical Society

TB/crt

cc: Jim Nathanson
Fred Greene
Nate Gross
Peggy Robin

November 13, 1987

District of Columbia Zoning
Commission
1350 Pennsylvania Ave., N.W.
Washington, D.C. 20004

Dear Sir:

Recently, the Cleveland Park Historical Society and ANC-3C appeared before you to request a hearing on the rezoning of the commercial district on Connecticut Avenue between Macomb and Porter Streets. The District's Planning Office supported the proposal in most respects. In particular, ANC-3C and the Historical Society asked you to consider an overlay zone for the commercial strip, which is now zoned C-2-A.

There are three row houses -- three and a half, actually -- at 2815, 2817, and 2819 (and 2819A) Ordway Street, for which both the present C-2-A zoning and the overlay zone are inappropriate, and where some other rezoning is needed.

The three Ordway Street buildings are two stories plus English basements, except for 2819A, which is a single story, one-room structure. They were built for residential use and, unlike the somewhat larger but similar buildings on Connecticut, have not been modified with plate-glass windows or the like for retail use. The houses face two single family homes (one including a doctor's office), 2810 and 2812 Ordway. The houses are separated from the small back yards of the Connecticut Avenue Wardman buildings by an alley and a sideyard, and from a single-family house and the adjacent row houses by a second alley that goes through to Porter Street. Although the three buildings are visually and in other ways part of the low-scale residential development that continues up Ordway to Wisconsin Avenue, for zoning purposes they have apparently been grouped with the buildings that face Connecticut Avenue.

For the same reasons that the current C-2-A zoning is inappropriate, parts of the overlay treatment are inappropriate. Applying the overlay to these buildings would

push retail operations up Ordway without doing anything in other respects to protect Ordway Street from the encroachment of inappropriate uses and development into the residential area.

One of the witnesses for real estate developers at the Historic Preservation Review Board hearings on Cleveland Park testified that there were inadequate buffer zones between the Connecticut Avenue commercial buildings and the residential areas on the side streets, like Ordway. This observation may be correct, but neither in that context nor in the different context of zoning classifications does that fact lead us to the conclusion that greater development or the more active commercial uses should be pushed into the low scale residential areas on the side streets. To the contrary, it seems to us that particular care must be taken with the grouping of lots and with transitional properties where there is no clear buffer. In particular, the same zoning and height, FAR, and use restrictions that may be appropriate directly on Connecticut Avenue are not appropriate for lots on the side streets that are more closely linked to the residential sections than to the Connecticut Avenue commercial buildings.

We therefore request that the Commission amend its notice of hearings for Connecticut avenue in Cleveland Park to consider either different overlay treatment or R-3 or R-4 zoning for 2815, 2817, 2819, and 2819A Ordway (and any similar areas on other side streets, if any).

Respectfully,

Susan and John O'Sullivan

Susan and John O'Sullivan
2821 Ordway Street, N.W.
Washington, D.C. 20008