

**COUNCIL OF THE DISTRICT OF COLUMBIA
COMMITTEE OF THE WHOLE
COMMITTEE REPORT**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

TO: All Councilmembers

FROM: Chairman Phil Mendelson
Committee of the Whole

DATE: March 7, 2023

SUBJECT: Report on Proposed Resolution 25-108, “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2023”

The Committee of the Whole, to which Proposed Resolution 25-108, the “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2023” was referred, reports favorably thereon, and recommends approval by the Council.

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I. BACKGROUND AND NEED

On February 6, 2023, Proposed Resolution 25-108, the “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2023” was introduced by Chairman Phil Mendelson at the request of the Mayor. PR 25-108 would close a portion of Moreland Street, N.W., adjacent to Squares 2307, 2308, and 2314 in Ward 3. The unimproved portion of Moreland Street, N.W., that will be closed pursuant to PR 25-108 is a paper street that is approximately 400 feet long and runs behind or beside eight single-family homes. The closure will allow adjacent homeowners to mitigate invasive bamboo, dumping of trash, and water runoff that is causing damage to at least one property owner’s yard.

Legal Background

The Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-201 *et seq.*) (“Act”) establishes procedures for closing streets and alleys, opening new streets and alleys, naming public spaces, and other procedures related to streets and alleys. The Act authorizes the Council to close all or part of a street or alley and establishes one standard for reviewing a street or alley closing application: whether the street or alley is determined by the Council to be needed for street or alley purposes. The Act also authorizes the Council to make approval of a street or alley closing contingent upon: (1) the dedication of land for street or alley purposes if the public interest would be served by such action; (2) the granting to the District of specific easements for public purposes; and (3) any other condition that the Council considers necessary.

Pursuant to the Act, street and alley closing applications are submitted to the Surveyor of the District of Columbia, who assigns a Surveyor’s Order (S.O.) number and collects applicable fees. The Surveyor requests comments from executive branch agencies and public utilities. A plat is prepared, and the application is forwarded through the Mayor’s Office of Policy and Legislative Affairs, which also solicits comments from executive branch agencies. When these reviews are completed, the application is transmitted to the Council in the form of a bill from the Mayor. Councilmembers may also initiate an alley or street closing by introducing a bill. In such cases, the Act provides that the Council cannot consider such a bill until the required reviews have been completed. Regarding PR 25-108, all of the reviews have been completed.

The Act establishes notice requirements for street and alley closing legislation. The Council is required to publish notice of a street or alley closing in the *District of Columbia Register*. Further, the applicant is required to give written notice to all property owners abutting the block or alley affected by the proposed street or alley closure. The applicant is also required to post signs at each end of a block or each entrance to an alley affected by the street or alley closing legislation. The applicant is required to give the Council certification of compliance with these requirements. Regarding PR 25-108, these requirements have been met.

After the street or alley closing legislation becomes law and all conditions required by the Council and the Act have been satisfied, the Surveyor records a copy of the act and plat in the Office of the Surveyor. Thereafter, the street or alley is deemed closed, and title to the land reverts or vests in fee simple to the abutting record owners, as shown on the plat. The right of the public to use the street or alley as a right-of-way typically ceases, and any proprietary interest of the District of Columbia in the street or alley ceases. If a closing plat shows an easement or dedication of land for public purposes, the land encompassed by the easement or dedication becomes available for the specified public purposes.

Background Pertinent to PR 25-108

PR 25-108 would close a portion of Moreland Street, N.W., adjacent to Squares 2307, 2308 and 2314 in Ward 3. The unimproved portion of Moreland Street, N.W., that will be closed pursuant to PR 25-108 is a paper street that is approximately 400 feet long and runs behind or

beside eight single-family homes. According to testimony from John Hurvitz, the applicant for the closure, the adjacent property owners already care for much of the paper street, but there is invasive bamboo, dumping of trash, and significant issues with water runoff that cannot be adequately addressed until the street is formally closed pursuant to the Street and Alley Closing and Acquisition Procedures Act of 1982.¹ In his testimony, Mr. Hurvitz also noted that none of the adjacent property owners desire to see the paper road surfaced or otherwise used for transportation purposes, as their homes are already served by other improved streets.

As introduced, the resolution includes language that would remove associated building restriction lines along the portion of Moreland Street, N.W., that will be closed. As the Committee noted in its report on Bill 23-474, a building restriction line no longer exists once a street is closed.² Therefore, the language in the introduced version of the resolution is unnecessary.

Conclusion

The Committee finds that the portion of Moreland Street, N.W., as depicted on the attached Surveyor's plat, is unnecessary for street purposes. The closure will allow adjacent homeowners to better care for the property and enhance their ability to mitigate ongoing issues such as dumping and excessive water runoff. Accordingly, the Committee recommends approval of the Committee Print for PR 25-108.

II. LEGISLATIVE CHRONOLOGY

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|-------------------|---|
| October 17, 2022 | Proposed Resolution 24-994, the "Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022" is introduced by Chairman Mendelson at the request of the Mayor. |
| October 18, 2022 | PR 24-994 is "read" at a legislative meeting; on this date the referral of the bill to the Committee of the Whole is official. |
| October 21, 2022 | Notice of Intent to Act on PR 24-994 is published in the <i>District of Columbia Register</i> . |
| November 11, 2022 | Notice of a Public Hearing on PR 24-994 is published in the <i>District of Columbia Register</i> . |
| November 18, 2022 | A revised Notice of a Public Hearing on PR 24-994 is published in the <i>District of Columbia Register</i> . |
| December 2, 2022 | Another revised Notice of a Public Hearing on PR 24-994 is published in the <i>District of Columbia Register</i> . |

¹ Testimony of John Hurvitz on PR 24-994, December 12, 2022.

² Committee of the Whole Report on Bill 23-474, the "Closing of Public Street and Alley abutting Squares 3765 and 3767, S.O. 18-41561, Act of 2020," pg. 5.

- December 12, 2022 The Committee of the Whole holds a public hearing on PR 24-994.
- February 6, 2023 PR 25-108, the “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2023” is introduced by Chairman Mendelson at the request of the Mayor.
- February 7, 2023 PR 25-108 is “read” at a legislative meeting; on this date the referral of the bill to the Committee of the Whole is official.
- February 10, 2023 Notice of Intent to Act on PR 25-108 is published in the *District of Columbia Register*.
- March 7, 2023 The Committee of the Whole marks-up PR 25-108.

III. POSITION OF THE EXECUTIVE

PR 25-108 was introduced at the request of the Mayor. Dan Emerine, Manager of Policy and Legislative Affairs at the District Department of Transportation, testified at the Committee’s public hearing on December 12, 2022 on behalf of Anna Chamberlin and the Executive. Ms. Chamberlin’s testimony notes that the Department has no objections to the proposed street closure.

Joseph Snider, D.C. Surveyor, testified at the Committee’s public hearing on December 12, 2022. He stated that the purpose of PR 24-994 is to close a portion of Moreland Street, N.W., abutting squares 2307, 2308, and 2314 and to remove associated building restriction lines. Mr. Snider said that the most probable estimate of value for the public street being closed as of January 1, 2021 is estimated at \$1,610,810 (28,821 S.F. X \$55.89).

IV. COMMENTS OF ADVISORY NEIGHBORHOOD COMMISSIONS

In a letter to the Surveyor dated November 1, 2021, ANC 3/4G noted that the Commission voted 5-0 to support the street closing at a regularly scheduled meeting on October 25, 2021. The letter is attached.

V. NATIONAL CAPITAL PLANNING COMMISSION REVIEW

Diane Sullivan, Director of Urban Design and Plan Review at the National Capital Planning Commission (NCPC), provided comments to the Surveyor finding that the proposed street closing falls under an exception in Chapter 8 (Exceptions and Project Changes) of NCPC’s submission guidelines and is exempt from Commission Review. NCPC’s letter is attached.

VI. SUMMARY OF TESTIMONY

The Committee of the Whole held a public hearing on several bills, including PR 24-994, which is identical to PR 25-108, on Monday, December 12, 2022. The testimony summarized below pertains to PR 24-994. Copies of all written testimony are attached to this report.

John Hurvitz, the applicant for the street closure, testified in support of the street closure.

Joseph Snider, Surveyor of the District of Columbia, testified to provide background on PR 24-995. His testimony is summarized in Section III.

Dan Emerine, Manager of Policy and Legislative Affairs at the District Department of Transportation, testified on behalf of Anna Chamberlin for the Executive. His testimony is summarized in Section III.

In addition to the testimony summarized above, the Committee received written comments from Cara Cook, a homeowner who lives next to the paper street, in support of the street closing.

The Committee received no testimony or comments in opposition to PR 24-994.

VII. IMPACT ON EXISTING LAW

PR 25-108 has no impact on existing law. The Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-201 *et seq.*) (“Act”) establishes procedures for closing streets and alleys, opening new streets and alleys, naming public spaces, and other procedures related to streets and alleys. The Committee finds that the requirements of the Act have been satisfied.

VIII. FISCAL IMPACT

The attached (date) fiscal impact statement from the District’s Chief Financial Officer states that funds are sufficient in the FY 2023 through FY 2026 budget and financial plan to implement the bill.

IX. SECTION-BY-SECTION ANALYSIS

<u>Section 1</u>	Short title.
<u>Section 2</u>	(a) The Mayor proposes the closure of a portion of Moreland Street, N.W. (b) The Council finds that the portion of Moreland Street, N.W., to be closed is unnecessary for street purposes and orders it closed.
<u>Section 3</u>	Standard fiscal impact statement provision.
<u>Section 4</u>	The resolution takes effect immediately.

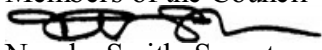
X. COMMITTEE ACTION

XI. ATTACHMENTS

1. PR 25-108 as introduced.
2. Written Testimony.
3. NCPC Comments.
4. ANC 3/4G Letter.
5. Surveyor's Plat.
6. Fiscal Impact Statement for PR 25-108.
7. Legal Sufficiency Determination for PR 25-108.
8. Committee Print for PR 25-108.

COUNCIL OF THE DISTRICT OF COLUMBIA
1350 Pennsylvania Avenue, N.W.
Washington D.C. 20004

Memorandum

To : Members of the Council
From :  Nyasha Smith, Secretary to the Council
Date : Monday, February 6, 2023
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Monday, February 06, 2023. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2023", PR25-0108

INTRODUCED BY: Chairman Mendelson, at the request of Mayor

The Chairman is referring this legislation to Committee of the Whole.

Attachment
cc: General Counsel
Budget Director
Legislative Services



MURIEL BOWSER
MAYOR

February 6, 2023

The Honorable Phil Mendelson
Chairman, Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite 504
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration and approval by the Council of the District of Columbia is a proposed resolution entitled "Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2023".

The purpose of the proposed resolution is to approve the closing of an unimproved portion of Moreland Street, N.W., and to vest title to the underlying property in the adjacent owners, and to remove the building restriction line that encumbers Square 2307, Lot 31.

Pursuant to D.C. Official Code § 9-202.02(5) the application for closure was referred to Advisory Neighborhood Commission (ANC) 3G on July 27, 2021. In a letter dated November 1, 2021, ANC 3/4G stated that it had voted unanimously in support of the application. The application was referred to the National Capital Planning Commission (NCPC) on July 27, 2021. In a letter dated August 12, 2021, NCPC stated that the project is exempt from Commission review.

I urge the Council's prompt and favorable consideration of the enclosed legislation.

Sincerely,

A handwritten signature in black ink that reads "Muriel Bowser".

Muriel Bowser
Mayor

Enclosures



Chairman Phil Mendelson
at the request of the Mayor

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A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve the closing of a portion of Moreland Street, N.W., and the removal of the associated building restriction line, as shown on the Surveyor's plat in S.O. 21-05063, and to vest title in the closed portion of Moreland Street, N.W., in the adjacent land owners.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the "Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2023".

Sec. 2. Pursuant to sections 201 and 202 of the Street and Alley Closing Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C Official Code §§ 9-202.01 and 202.02), the Mayor has proposed the closure of a portion of Moreland Street, N.W., and the removal of the associated building restriction line as shown on the Surveyor's plat filed under S.O. 21-05063.

Sec. 3. The Council finds that the portion of the street proposed to be closed, and the associated building restriction line proposed to be removed, are unnecessary for street purposes.

Sec. 4. The Council approves the street closure and removal of the associated building restriction line proposed in S.O. 21-05063, with title to the land to vest as shown on the Surveyor's plat, contingent upon the satisfaction of all the conditions set forth in the official S.O. 21-05063 file.

Sec. 5. Transmittal.

29 The Council shall transmit a copy of this resolution, upon its approval, to the Surveyor of
30 the District of Columbia and the District of Columbia Recorder of Deeds.

31 Sec. 6. Fiscal impact statement.

32 The Council adopts the fiscal impact statement of the Chief Financial Officer as the fiscal
33 impact statement required by Section 4a of the General Legislative Procedures Act of 1975,
34 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301-47a).

35 Sec. 7. Effective date.

36 This resolution shall take effect immediately.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Attorney General

ATTORNEY GENERAL
BRIAN L. SCHWALB



Commercial Division

MEMORANDUM

TO: Kelly Watson
Office of Policy & Legislative Affairs

FROM: Maximilian L.S. Tondro, Chief
Equitable Land Use Section

SUBJECT: Legal sufficiency review of a draft resolution to close a portion of Moreland Street, N.W., and remove the associated building restriction line adjacent to Lot 31 in Square 2307, as shown on the Surveyor's plat in S.O. 21-05063, with reversions

DATE: January 30, 2023

This Office has reviewed the attached proposed resolution entitled "Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Resolution of 2023" and found it to be legally sufficient.

John Hurvitz, the owner of the property with an address of 5649 Moreland Street, N.W. (Lot 31 in Square 2307), filed an application with the Office of the Surveyor of the District of Columbia (the "Surveyor") to:

- Close the final unbuilt portion of Moreland Street, N.W., measuring approximately 400 feet; and
- Remove the associated 10-foot building restriction line abutting Lot 31 in Square 2307.

The Surveyor drew a plat depicting the proposed street closing and created a file (S.O. 21-05063) for the relevant documents.

Pursuant to Section 202 of the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Official Code § 9-202.02), the Surveyor sent notice of the proposed alley closure on July 27, 2021, to:

- The National Capital Planning Commission ("NCPC");
- The Historic Preservation Review Board ("HPRB"); and
- Advisory Neighborhood Commission ("ANC") 3/4G, in which district the proposed street closure is located.

The Surveyor provided notice of the proposed street closure on August 9, 2021, to the owners of properties abutting the proposed street closure (Lots 11, 12, and 13 in Square 2307; Lots 5, 6, and 18 in Square 2308; and Lot 1 in Square 2314 are the only abutting lots not owned by the applicant).

ANC 3/4G submitted a November 1, 2021, report to the Surveyor stating that at an October 25, 2021, duly noticed public meeting, the ANC voted to support the Application without any stipulations.

The District Department of Public Works (“**DPW**”) submitted a July 28, 2021, letter to the Surveyor stating that DPW had no objections to the Application.

The District Department of Fire and Emergency Medical Services (“**FEMS**”) submitted an August 5, 2021, letter to the Surveyor stating that FEMS had no objection.

The District’s State Historic Preservation Office submitted an August 9, 2021, letter to the Surveyor stating that the proposed street closing is exempt from HPRB review because it is not located in the L’Enfant Street Plan.

The District Department of Transportation (“**DDOT**”) submitted an October 7, 2021, report to the Surveyor stating that DDOT had no objections to the Application provided that the removal of the building restriction line is contingent on the concurrent closing of the abutting street. If the Council did not approve the street closure, DDOT requested that the Council also retain the associated building restriction line to allow for future sidewalks.

The District Department of Housing and Community Development (“**DHCD**”) submitted an October 20, 2021, letter to the Surveyor stating that DHCD had no objection.

The Office of Planning (“**OP**”) submitted an August 24, 2021, report to the Surveyor stating that OP has no objections to the proposed street closure.

NCPC submitted an August 12, 2021, letter to the Surveyor stating that NCPC had determined that the proposed street closure was exempt from NCPC review.

Verizon submitted a July 28, 2021, letter to the Surveyor stating that there was no telephone plant in the area of the proposed street closing and had no objection.

Washington Gas submitted an August 1, 2021, letter to the Surveyor stating that Washington Gas does not have any facilities within the area of the proposed street closing and approved the Application.

Pepco submitted an October 8, 2021, letter to the Surveyor stating that Pepco does not have any facilities in the area of the proposed street closing and had no objection.

DC Water submitted an October 8, 2021, letter to the Surveyor stating that DC Water does not have any facilities in the area of the proposed street closing and had no objection provided that surface drainage of the street(s) and alley(s) is accommodated.

The Office of the Chief Financial Officer (“**OFCO**”) submitted a December 9, 2021, Fiscal Impact Statement for S.O. 21-05063 determining that funds were sufficient in the District’s Fiscal Year 2022 through Fiscal Year 2025 budget to implement the proposed street closing and building restriction line removal.

Pursuant to the request of the Surveyor, I am forwarding the legislative package to you for review by the Mayor and submission to the Council. If you have any questions concerning the legal sufficiency of the legislation, please contact me at 724-6657. Questions concerning the S.O. 21-05063 file should be directed to the Surveyor, Joseph Snider, at 442-4699.

/s/ Maximilian L.S. Tondro
Assistant Attorney General

January 30, 2023

Attachments:

- Draft Resolution - Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Resolution of 2023
- Surveyor's Plat depicting proposed street closing and building restriction line removal for S.O. 21-05063, with proposed reversions
- Surveyor's Notice to Abutting Owners:
 - August 9, 2021 - to owners of Lots 11, 12, 13, and 31 in Square 2307; Lots 5, 6 and 18 in Square 2308; and Lot 1 in Square 2314
 - July 18, 2022 - to the owner of Lot 800 in Square 2308
- ANC 3/4G - November 1, 2021, Letter
- DPW - July 28, 2021, Letter
- FEMS - August 5, 2021, Letter
- HPRB - August 9, 2021, Letter
- DDOT - October 7, 2021, Report
- DHCD - October 20, 2021, Letter
- OP - August 24, 2021, Report stating no objection
- NCPC - August 12, 2021, Letter
- Verizon - July 28, 2021, Letter
- Washington Gas - August 1, 2021, Letter
- Pepco - October 8, 2021, Letter
- DC Water - October 8, 2021, Letter
- OCFO - December 9, 2021, Fiscal Impact Statement for S.O. 21-05063
 - December 3, 2021, Assessed Land Value for S.O. 21-05063

cc: Megan Browder, Deputy Attorney General
Legal Counsel Division
Office of the Attorney General

Joseph Snider, Surveyor for the District of Columbia
Department of Consumer and Regulatory Affairs

PURSUANT TO D.C. LAW _____ EFFECTIVE _____
THE ALLEY SHOWN THEREON IS CLOSED AND TITLE HEREIN
AS SHOWN UPON RECORDATION OF THIS PLAT.

OFFICE OF THE SURVEYOR, D.C.
_____ IS

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

SURVEYOR, D.C.

PUBLIC STREET CLOSED AND ELIMINATION OF A BUILDING RESTRICTION LINE PART OF MORELAND STREET, N.W. SQUARES 2307, 2308 AND 2314



SURVEYORS OFFICE, D.C.

Map No. _____

District, U.S. District _____

Recorded as _____

Recorded _____

Scale 1/4" = 100'

2015 RELEASE UNDER E.O. 13526

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, D.C. 20024

**INSTRUCTION FOR FILING AN APPLICATION TO CLOSE/DEDICATE A
STREET/ALLEY OR ELIMINATION OF A BUILDING RESTRICTION LINE**

Chapter 1400 of Title 24, District of Columbia Municipal Regulations (DCMR) sets forth regulations related to the process of closing streets and alleys. When an application is filed, the following information is required:

1. A completed Surveyor's Office Application Form;
2. A written statement by the abutting property owners in support of the application;
3. A letter, which describes in detail the purpose and nature of the street or alley closing;
4. A suitable sketch of the proposed closing or the building restriction line to be eliminated;
5. The initial filing fee of \$2,750.00*, made payable to the DC Treasurer; ***INCLUDED 10% ENHANCEMENT FEE**
6. A complete Retail Tenant Displacement form;
7. Eight (8) sets of the site development plans with a copy of the official street, grade, map or alley grade sheet for the particular street or alley to be closed, whenever the purpose is for the following:
 - Assembly of property for subsequent sale
 - Office building
 - Apartment house/Condominium
 - Multiple building site
 - Commercial utilization
 - Industrial utilization
 - Church affiliated use
 - Educational facility
 - Enhancement of parking
8. Public hearing and recordation fee of \$1,287.00 paid prior to public hearing date.

Note that specific requirements for the site development plan set forth in Title 24,
Chapter 14, subsections 1400.7 and 1400.8 of the DCMR

Note: Item 7 above does not apply to the District of Columbia Housing Authority; however the Authority shall submit with the application eight (8) copies of its approved development guidelines for the particular location of the closing.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATIONS DIVISION
OFFICE OF THE SURVEYOR
1104 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024**

Surveyor's Office File No. _____

4-29-2021

_____ Date

**APPLICATION TO CLOSE/DEDICATE A STREET OR ALLEY OR ELIMINATION OF
BUILDING RESTRICTION LINE**

Location

Street(s)

Name: Moreland Street NW

Abutting Squares: 2307, 2308, 2314

Portion to be closed/dedicated: Unsurfaced Portion of Moreland Street NW

AS PER SKETCH ATTACHED

Alley(s)

Name: NA

Abutting Squares: NA

Portion to be closed/dedicated.: NA

AS PER SKETCH ATTACHED

This application is made by:

John Hurvitz

202-744-7160

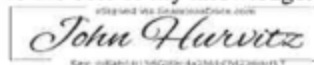
Applicant's Name (print)

Telephone Number

5649 Moreland Street NW, Washington, DC, 20015

Address

I certify that the above information is true to the best of my knowledge.



Signature of Applicant or Agent

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639**



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024**

Retail Tenant Displacement Form

Note: The following information is required relative to provisions of DC Law 6-133 (DC Act 6-171).

Surveyor's Office File No. _____

Regarding an application for the proposed closing/dedication of the following street(s) or alley(s), the undersigned, being the applicant or the agent for the applicant, hereby makes the following representations as complete and true:

1. All properties associated with the proposed closing/dedication are listed as follows:

Square NA Lot Number NA

2. The proposed closing/dedication will or will not result in displacement of existing retail tenants because of the demolition, substantial rehabilitation, or discontinuance of an existing building.

Name	Address	Square/Lot
NA	NA	NA NA

NA

Date

NA

Print or Type Name



 Signature

Note: This form must be completed, signed and submitted with the application.

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639**



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024

Recommended Formats for Notices that are required for Public Hearings and Proposed Legislation for Street and Alley Closing/Dedication

Attached is the format sample for the written notice that an applicant for a street or alley closing/dedication must send to abutting property owners.

Form 11.1

This format is your guide for preparing the notice, as required by law, to be sent at least fifteen days and no more than sixty (60) days prior to a public hearing to all of the owners of the properties on both sides of the block(s) of the street which abuts the block(s) of that street to be closed/dedicated or which abuts that entire alley.

INSTRUCTIONS FOR COMPLETING A WRITTEN SUPPORT STATEMENT

The applicant must:

1. Prepare a typed or legibly printed list of abutting property owners (see example) of 8 1/2 x 11 in paper;
2. Secure signature of all abutting property owners;
3. Secure DC Department of Tax & Revenue verification of the owners list; and
4. Return the completed list to the Office of the Surveyor.

Note: The certification statement and signature space for completion by the Department of Tax & Revenue shall appear on each sheet when more than one sheet is necessary.



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024**

**SAMPLE FORMAT FOR WRITTEN SUPPORT STATEMENT FOR STREET/ALLEY
CLOSING/DEDICATION OR ELIMINATION OF BUILDING RESTRICTION LINE**

Surveyor's Office File No. _____

We the undersigned owners, pursuant to §9-202.10 of the D.C. Official Code, do hereby support the application by _____ for the closing of _____
Applicant's Name description and limits of street or alley sought to be closed

_____, and under penalty of law we represent by our signature that we are the owner(s) of the property listed below:

 John E. Doe
 Lot 23, Square 9999

 Jane M. Doe
 Lot 28, Square 9999

 Jack W. Frost
 President
 Alfa Corporation
 Lot 24, Square 9999

 Mary B. Poppins
 President
 Beta Corporation
 Lot 29, Square 9999

 Peter P. Piper
 Trustee
 Washington Church
 Lot 25, Square 9999

 Alice N. Wonderland
 Trustee
 First Church
 Lot 30, Square 9999

 Bob Lojack
 Partner
 Delta Associates
 Lots 803 & 804, Square 9999

 Kris K. Kringle
 Partner
 Epsilon Associates
 Lot 31, Square 9999

I certify that the above owners' names agree with our records

By:

 Supervisor, Maps & Titles Section
 Office of Real Property Taxes
 Department of Finance and Revenue

 Date

ALLEY OWNERSHIP STATUS STATEMENT

Re:

Closing of a portion of Moreland Street, N.W. abutting Squares 2307, 2308 and 2314 – S.O. 21-05063

The portion of Moreland Street, N.W. abutting Squares 2307, 2308 and 2314 was created by subdivision shown in the records of the Office of the Surveyor in Subdivision Book 107 on Page 187, recorded December 13, 1937, Book 114 on Page 30, recorded April 3, 1940 and Book 141 on Page 40, recorded May 18, 1961.

Conclusion:

Title to the closed alley could not be determined to be held by the District of Columbia or the United States.

December 10, 2021

A handwritten signature in black ink, appearing to read "Joseph E. Snider", is written over a horizontal line.

Joseph E. Snider

Surveyor, D.C.

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: Joseph Snider
DC Surveyor
Office of the Surveyor

FROM: Anna Chamberlin, AICP 
Associate Director

DATE: October 7, 2021

SUBJECT: S.O. No. 21-05063 – Street Closure and BRL Removal in Squares 2307, 2308, and 2314

The District Department of Transportation (DDOT) has reviewed the submitted materials for the proposed action. This memorandum provides DDOT's assessment of the proposal.

OVERVIEW

John Hurvitz (the "Applicant") seeks to close an unbuilt "paper street" section of Moreland Street NW adjacent to eight (8) single family lots in Squares 2307, 2308, 2314. The section of Moreland Street to be closed is approximately 400 feet long and 28,821 SF in total area. The Applicant also requests to remove the existing 10-foot Building Restriction Line (BRL) along the north/east side of unbuilt Moreland Street section adjacent to Square 2307, Lot 31.

OPERATIONS

The improved section of Moreland Street NW is approximately 200 feet in length starting at Northampton Street and terminating at the house located on Square 2307, Lot 31. Along this section, Moreland Street has a 50-foot right-of-way and is constructed as a two-lane country road without curb-and-gutter, sidewalks, or on-street parking. It only serves four (4) houses on the north/east side and one (1) house on the south/west side.

Closure of Unbuilt Moreland Street Right-of-Way

The unimproved section of Moreland Street NW to be closed runs behind (and in one case, beside) eight (8) single family homes, all of which are served by other established existing streets (McKinley Place NW, McKinley Street NW, and Moreland Place NW). The unimproved right-of-way dead ends at a private residence on Square 2308, Lot 800 (5620 Oregon Avenue NW) and does not connect to any other streets, schools, businesses, or

public properties. If Moreland Street were to be extended within the unbuilt right-of-way to its terminus at 5620 Oregon Avenue, it would not serve as access to any adjacent properties. If it were further extended across the 5620 Oregon Avenue property to connect with Oregon Avenue NW it would not add any significant connectivity to the network nor provide much additional access to properties. In order to extend Moreland Street across the 5620 Oregon Avenue property, the District would have to use eminent domain or wait for the property to subdivide and redevelop.

DDOT has reviewed the Zoning Regulations, as well as the Future Land Use Map (FLUM) within the District's Comprehensive Plan. This area is currently zoned as R-1-A which is intended for detached houses on large lots (DCMR 11, Subtitle D, Section 300) and the FLUM calls for this area to remain Residential-Low Density (RLD). For these reasons, DDOT finds it is highly unlikely that either the District would pursue an infrastructure project to construct Moreland Street using eminent domain nor would 5620 Oregon Avenue NW redevelop or subdivide in the foreseeable future. For these reasons, DDOT has no objection to the proposed right-of-way closure, as depicted below in Figure 1.

Removal of Building Restriction Line

Moreland Street NW currently has a 10-foot Building Restriction Line (BRL) along the north/east side, starting at Northampton Street and extending southward/eastward to its terminus at the southern end of Lot 31 where the unbuilt right-of-way widens to 60 feet (the right-of-way further widens to almost 90 feet at its terminus). The most common purpose of established BRLs was to effectively widen the right-of-way for transportation purposes while leaving the space within the building restriction area as private property. In this case, it is likely the BRL was established on Moreland Street NW to allow space for future sidewalks and street trees.

The Applicant is proposing to remove the 10-foot BRL along one (1) property's frontage (Square 2307, Lot 31) where it would no longer be needed in the event of the right-of-way closure. The remainder of the BRL on north/east side of the built section of Moreland Street NW will remain in effect. DDOT has no objection to the removal of the BRL along Lot 31 only in the event that the street closure occurs. If the street closure is not approved by the Council of the District of Columbia, DDOT recommends the BRL stay in effect along Lot 31 to allow for future sidewalks.

HERITAGE AND SPECIAL TREES

DDOT notes that there is a Heritage Tree located within the right-of-way to be closed near Square 2308, Lot 6 (2728 McKinley Street NW). This tree was assessed in 2020 to be a 36-inch diameter Bird Cherry (*Prunus avium*) approximately 45 feet away from the property. The tree was covered in ivy but had a healthy canopy with no visible signs of decay. This Heritage Tree is protected under the Tree Canopy Protection Act of 2016 and cannot be damaged or cut down as long as it is healthy. DDOT recommends that the ivy be removed to further protect the tree.

The abutting property owners shall continue to coordinate with Urban Forestry Division (UFD) to ensure any existing Special and Heritage trees located on their properties or in the right-of-way to be closed are not disturbed by future development.

DDOT ASSETS

DDOT requires the Applicant to compensate the District for the removal of existing DDOT assets in the subject closure area. Through this review, it was confirmed that DDOT does not have any assets located in the area of the proposed right-of-way closure.

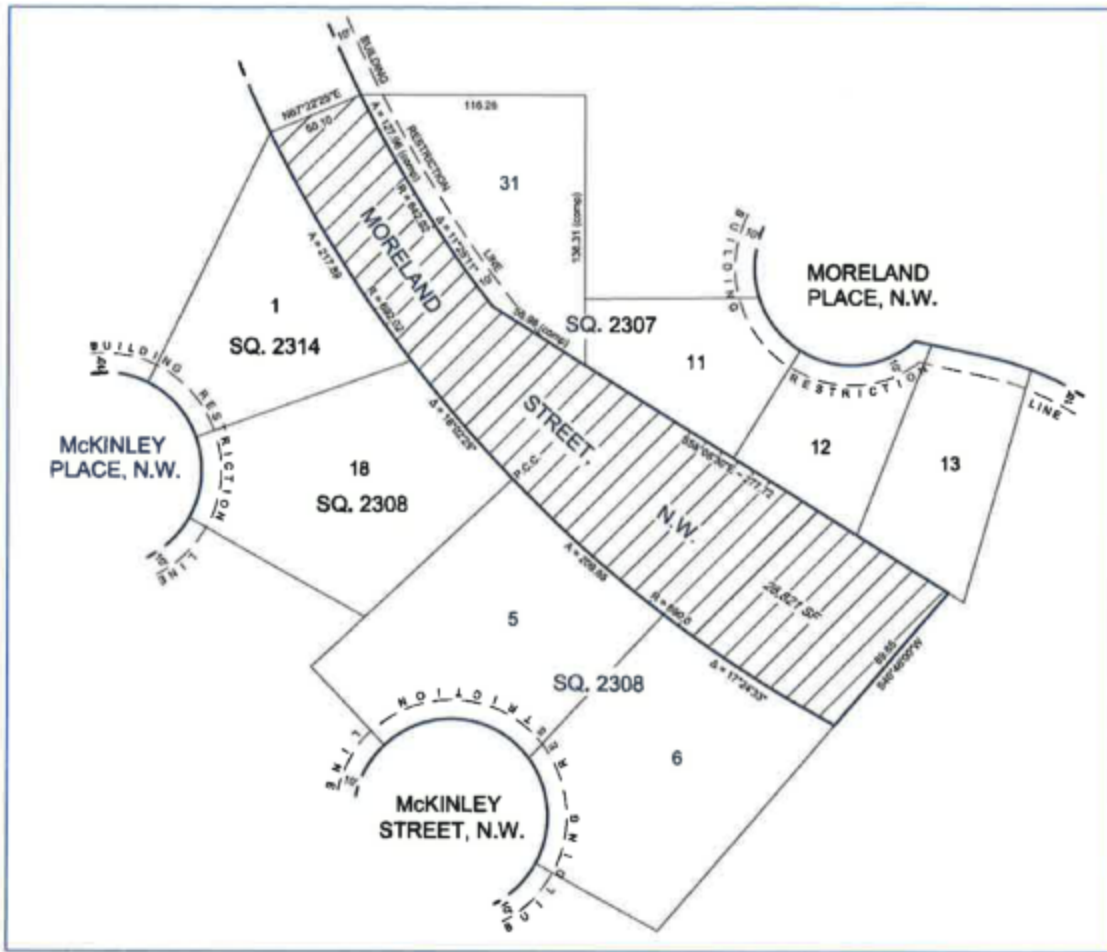


Figure 1. Draft Plat from the Office of the Surveyor

RECOMMENDATION

DDOT has no objection to the proposed closure of unbuilt Moreland Street NW and removal of the Building Restriction Line (BRL) on Square 2307, Lot 31. DDOT requests that the BRL removal only occurs in conjunction with right-of-way closure. If the closure is not approved by Council, the BRL should remain in effect to allow for future sidewalks.

AC:sm



MEMORANDUM

TO: Joseph E. Snider, RLS, D.C. Surveyor
Office of the Surveyor

FROM: *JL for* Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: August 24, 2021

SUBJECT: S.O. 21-05063 Proposed Closing of a Public Street and BRL removal in Squares 2307, 2308, 2314

I. RECOMMENDATION

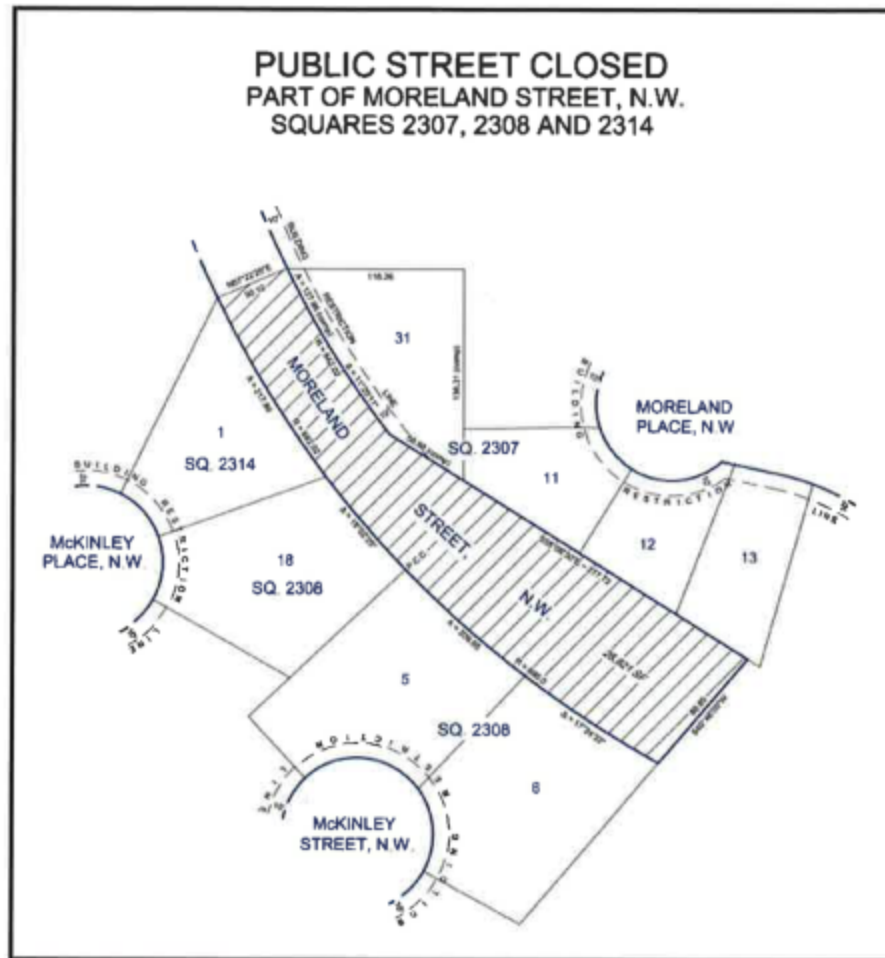
The Office of Planning (OP) has completed its review of the application for the requested street closing in Squares 2307, 2308, 2314 and building restriction line removal and **has no objection** to this request.

II. SITE DESCRIPTION

Address	5649 Moreland St. NW
Applicant	John Hurvitz
Legal Description	Square 2307, 2308, 2314
Ward / ANC	Ward 3 ANC 3G
Zone	R-1-A – predominantly permits detached dwelling on large lots.
Historic District	None
Comprehensive Plan Generalized Future Land Use and Policy Map Designation	Land Use Map – Low Density Residential Policy Map – Neighborhood Conservation Area The proposal is not inconsistent with these designations.
Comprehensive Plan	The proposal would not be inconsistent with objectives of the Comprehensive Plan, including ones in the Land Use and Transportation Citywide Elements and Rock Creek West Area Element of the Comprehensive Plan.



III. PROPOSAL



Draft Plat of Proposed Street Closing

<p>Request:</p>	<p>This request would close an unimproved portion of Moreland St. NW adjacent to Lot 1 in Square 2314; Lots 18, 5, 6 in Square 2308; and Lots 31, 11,12, 13 in Square 2307, as shown in the map above. The request also includes removing a building restriction line on Lot 31 in square 2307.</p>
<p>Description:</p>	<p>The proposal would close the unimproved portion of the street located in Squares 2307, 2308, and 2314 and revert land to the adjoining property owners. All properties with frontage on this section of the unopened street would retain access from the improved section of Moreland Street NW or have, and currently use, access from other streets.</p>
<p>Size:</p>	<p>28,821 sq.ft.</p>

Adjacent Ownership:	Sq. 2314, Lot 1 – Miriam Feinsilver Trustee Sq. 2308, Lot 18 – Roberta A. & Lee S. Bernstein Sq. 2308, Lot 5 – Rachel Marcus Sq. 2308, Lot 6 – Nicole Billick Sq. 2308, Lot 800 - Foundation for Epstein Family Munch Collection Sq. 2307, Lot 31 – Erica L.& John A. Hurwitz Sq. 2307, Lot 11 – Louise A. & Richard J. Wild Sq. 2307, Lot 12- Carla L. & William J. Cook III Sq. 2307, Lot 13- Claudette A. & Fred C. Merriweather According to the application, two adjacent property owners have indicated they would prefer to keep the status quo.
Proposal	The proposal would convey the unimproved portion of Moreland St. NW to the adjacent properties and remove the building restriction line on lot 31.

IV. ANALYSIS

A. Planning and Urban Design

The Director of the Office of Planning is required to “determine whether the proposed closing is in compliance with the District’s planning and urban design objectives”, as per 24 DCMR 1401.2(c). These objectives, as contained within the Comprehensive Plan (10DCMR, Chapter 9), include:

§300 Land Use Element

§ 306.11 Development Around Metrorail Stations

Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance.

Not applicable. There is no development project associated with the proposed street closing and there is no Metrorail station in the area. While it is possible that the street closing would make some of the lots large enough to subdivide into two lots, each of the lots adjacent to the street section to be closed is developed with a detached dwelling, and lot frontages along the cul-du-sac lots may preclude a by-right subdivision.

§900 Urban Design Element

The critical urban design issues facing the District of Columbia... include:

- *Strengthening civic identity through a renewed focus on assets such as public spaces, boulevards, and waterfront areas...*
- *Improving the public realm, particularly street and sidewalk space...*

This portion of the street has remained unimproved for over fifty years, although the application notes that some owners currently have fenced in portions of the right-of-way area. There is currently no public access of any kind through the area. Granting the requested street closing and building restriction line removal should have no impact on the area’s civic identity or public realm.

§903.7 *Policy UD 1.1.2: Reinforcing the L'Enfant and McMillan Plans.*

...Restore as appropriate and where possible, previously closed streets and alleys, and obstructed vistas or viewsheds. (See Figure 9.3: Discouraging Alley and Street Closings within the L'Enfant Plan Area 903.10)

Not applicable. The proposed closure is for a street outside the McMillan and L'Enfant plans.

§913.6 *Policy UD-3.1.9: Street Closures*

Strongly discourage the closure of streets for private ownership or use. Any request for street closure should be reviewed in terms of the resulting impacts on vehicular and pedestrian circulation, access to private property, emergency access and fire protection, view obstruction, loss of open space, building scale, and other factors.

This request would convey the unimproved portion of Moreland St. NW and an associated building restriction line land to private property owners. All lots in question have access from another street or from the remaining, currently improved section of Moreland Street. The right-of-way in question has remained unpaved for over fifty years with no public access, so the proposed closing should have no impact on emergency access and fire protection, access to private property, or pedestrian circulation.

B. Housing Linkage

There is no Housing Linkage required. The adjacent properties are all zoned for low density residential development and no development project is proposed.

C. 24 DCMR Chapter 14 Requirements

The street or alley closing regulations require submission of a plan so that reviewing agencies can determine the potential impact of the requested closing. 24 DCMR §1400.8 requires the plan to cover items including:

- (f) *The approximate gross floor areas intended for various uses such as retail, office, residential, industrial, and commercial;*
- (g) *The points of ingress and egress that vehicles will use for parking or loading purposes;*
- (h) *The location of off-street parking spaces and their number and size;*
- (i) *The location and size of loading and unloading facilities such as berths, docks, and platforms;*
- (j) *Tracking diagram for the maximum size trucks intended to use the loading and unloading facilities;*
- (k) *Elevation views for each side of any building proposed for the site; ...*

None of these criteria are applicable. The requested building restriction line removal and street closing would convey the land to the adjoining properties for additional private open space.

V. CONCLUSIONS

The information provided by the applicant is adequate to meet the requirements of Section 1400.8, for a project at this stage of its design development, subject to DDOT concurrence.



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



MEMORANDUM

TO: Roland F. Dreist, Jr.
Surveyor of the District of Columbia

FROM: Paul Walker
Architect

DATE: October 20, 2021

SUBJECT: S.O. 21-05063

SUBJECT: Department of Housing and Community Development review comments for the proposed partial closing of a portion of Moreland Street NW Washington DC.

The Department of Housing and Community Development (DHCD) has completed its review the above partial street closing Square 2307, 2308, and 2314. This application for closure of a portion of Moreland Street, NW Washington DC. DHCD supports, as described the requested action specified in the application. This dedication of land will have no effects on our DHCD operation with our current Project Pipe line and DHCD has no objection to the request. DHCD support is based upon the following understanding of the information contained in the application and have no further comment.

Paul Walker

Paul Walker

Architect, DFD

Department of Housing and Community Development

District of Columbia Office of Planning



MEMORANDUM

TO: Joseph Snider, Office of the Surveyor

SUBJECT: Closure of a Portion of a Public Street Adjacent to Squares 2307, 2308 and 2314
(S.O. 21-05063)

DATE: August 9, 2021

Thank you for contacting the DC Historic Preservation Office regarding the above-referenced street closure. We appreciate the opportunity to review this action. However, § 9-202.02(4) of the D.C. Code only requires the Mayor to refer applications “to close any street located on the L’Enfant Street Plan” to the Historic Preservation Review Board. We have no comment on this proposed action since the street in question is not a contributing element of the L’Enfant Plan.

BY:

A handwritten signature in black ink that reads "Andrew Lewis".

C. Andrew Lewis
Senior Historic Preservation Specialist
DC State Historic Preservation Office

21-0708



Muriel Bowser
Mayor

**Government of the District of Columbia
Fire and Emergency Medical Services Department**



John A. Donnelly, Sr.
Fire and EMS Chief

FIRE PREVENTION DIVISION

MEMORANDUM

TO: Diana Dorsey Hill
Program Specialist/ DCRA

FROM: Spencer A. Hamm
DCFEMS / Fire Marshal's Office

DATE: August 5, 2021

RE: Surveyor's Office File No. 21-05063

This written correspondence is being forwarded to your office to address the proposed closing of a portion of Moreland Street, N.W., adjacent to Squares 2307, 2308 & 2314, that was submitted to DCFEMS Office of the Fire Marshal for review.

Based on our review DCFEMS Office of the Fire Marshal has no objection to this project moving forward. However, the applicant is to ensure that all fire department access and service feature requirements are in accordance with DCMR 12-H Fire Code Supplement, 2017 edition, and the International Fire Code, 2015 edition.

If you have any questions or concerns, please do not hesitate to contact my office at (202) 727-1614.

Sincerely,

Spencer A. Hamm
BFC/ Assistant Fire Marshal
DCFEMS – Fire Marshal's Office





**National
Capital
Planning
Commission**

401 9th Street, NW North Lobby, Suite 500 Washington, DC 20004 Tel 202.482.7200 Fax 202.482.7272 www.ncpc.gov

IN REPLY REFER TO:
NCPC File No. 8299

August 12, 2021

Joseph Snider
District of Columbia Department of Consumer and Regulatory Affairs, Office of the Surveyor
1100 4th Street, SW
Washington, DC 20024

Re: 8299 (Proposed Closing of a Portion of Moreland Street, NW - S.O. 21-05063)

Dear Joseph Snider:

The purpose of this letter is to respond to the above-mentioned project submitted to the National Capital Planning Commission (NCPC) for review, in accordance with DC Code § 9-202.02.

Upon review of the project documents, NCPC staff has determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) of NCPC's submission guidelines. In particular, the project meets the requirements of exception 8, which include the street or alley closings located outside the boundary of the L'Enfant City under the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was also made available for public review on the NCPC website and no comments were received. Accordingly, staff has determined that this project is exempt from Commission review.

This determination applies only to the project listed above. Determinations to whether a particular project falls within one of the Commission's exceptions are done on a case-by-case basis, either during early consultation or upon request for review. Please note that the applicant cannot make this determination independently and must submit projects to NCPC to confirm that an exception is warranted.

If you have any questions or need additional information, please contact Carlton Hart at (202) 482-7252 or carlton.hart@ncpc.gov.

Sincerely,

Diane Sullivan

Diane Sullivan
Director, Urban Design and Plan Review



6801 Industrial Road
Springfield, Virginia 22151

August 1, 2021

Mr. Joseph E. Snider
Office of the Surveyor
1100 4th Street, S.W., Room E320
Washington, D.C. 20024

Re: Proposed Closing of a Public Alley in Unsurfaced Portion of Moreland St – S.O. 21-05063

Dr. Mr. Snider,

Our consultant, EN Engineering, has reviewed the proposed public alley closure in the subject location detailed in the attachments to the subject application filed by John Hurvitz. After reviewing the area, it has been determined that Washington Gas does not have active natural gas facilities within the limits of the proposed alley closure which will be impacted by this proposal. Attached is a map of Washington Gas' facilities in the area. Washington Gas approves the proposed public alley closure at this location.

Should you have any questions or concerns regarding these facilities, you may contact, **Jalen Triplett** at:

EN Engineering (ENE)
811 Pinnacle Drive, Suite Q
Linthicum Heights, Maryland 21090
jtriplett@enengineering.com
Office (443) 407-7609
Fax (630) 353-7777

Sincerely,

A handwritten signature in cursive script that reads "Jonathan Honey".

Jonathan Honey
Washington Gas
System Replacement Engineer
JHoney@washgas.com
Office: 703-750-4732

October 8th, 2021

Diana Dorsey Hill
Program Specialist
Department of Consumer and Regulatory Affairs
Permit Operations Division
Office of the Surveyor

Re: Moreland St NW Paper Closure
Squares 2307, 2308, & 2314
21-05063

Dear Ms. Dorsey Hill:

In response to your Memorandum concerning the subject proposed dedication of public street for squares 2307, 2308, & 2314 - S.O. 21-05063, we comment as follows:
We have reviewed the documents showing the proposed dedication of public street for squares 2307, 2308, & 2314 - S.O. 21-05063, we have determined that there are no Pepco Facilities in this area. Pepco has no objections to the proposed closing.

Sincerely,



Derek Moody
Supervisor Designers
Phone: 202-428-1379
Email: demood@pepco.com

Network Engineering
OPPE MD/DC



13101 Columbia Pike, FDC 1
Floor 1
Silver Spring, MD 20904

July 28th, 2021
Mr. Joseph E. Snider
Office of the Surveyor
1100 4th Street SW.
Washington, D.C. 20024

RE: Proposed Alley Closure in Square 2307, 2308, & 2314 - S.O 21-05063

Dear Mr. Dreist:

In reference to your letter dated March 8th, 2021 which relates to S.O. File No. 21-05063

Location: Proposed Closing of a Portion of Moreland Street NW in Squares 2307, 2308, & 2314

There is no telephone plant in this area.

Verizon Washington D.C. Inc. does not object to this Proposed Closing of a Public Alley

Very truly yours,

Kenneth Young
Engineer, Outside Plant Engineering, WSAM

GIV/Kdy

A handwritten signature in cursive script that reads "Kenny Young".

c.c. D.C.D.O.T. Underground Location Section
Area Engineer
File



October 8, 2021

Mr. Joseph Snider
D.C. Surveyor
Department of Consumer and Regulatory Affairs
Office of the Surveyor
1100 4th St, S.W., 3rd Floor
Washington, DC 20024

Subject: Street/Alley Opening/Closing Application **S.O. 21-05063**

Dear Mr. Snider:

The District of Columbia Water and Sewer Authority (DC Water) is in receipt of the application and plat(s) you forwarded to us for comments on **July 27, 2021** regarding **S.O. 21-05063**. DC Water does not currently operate or maintain any facilities located within the subject area. Therefore, as long as surface drainage of the street(s) and alley(s) is accommodated, DC Water has no objections to the proposed street/alley openings/closings requested in **S.O. 21-05063**.

If you have any questions, I can be reached at the contact information listed below.

Regards,

Kevin Harney
Easement and Covenant Coordinator
District of Columbia Water and Sewer Authority
1100 4th Street, SW Suite #310
Washington, DC 20024
202-646-8627 Office
202-646-8628 Fax
kevin.harney@dcwater.com
DC Water - Water is Life!



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

Chevy Chase, Barnaby Woods, Hawthorne

5601 Connecticut Avenue N.W. P.O. Box 6252 Washington, D.C. 20015

3G@anc.dc.gov <http://www.anc3g.org> YouTube: ANC3G Office: 202.363.5803

COMMISSIONERS

3/4G-01 - Lisa R. Gore, Vice Chair 3/4G-02 - John Higgins, Treasurer
3/4G-03 - Randy Speck, Chair 3/4G-04 - Michael Zeldin 3/4G-05 - Connie K. N. Chang
3/4G-06 - Peter Gosselin, Secretary 3/4G-07 - Vacant

November 1, 2021

Joseph Snider
Deputy Surveyor
Department of Consumer and Regulatory Affairs
Office of the Surveyor
1100 4th Street, SW, 3rd floor
Washington, DC 20024

Re: DC Office of the Surveyor File No. S.O. 21-05063

Dear Mr. Snider

This is to inform the District's Department of Consumer and Regulatory Affairs, Office of the Surveyor, that ANC3/4G approved and supports the application of John Hurvitz, a resident of the District of Columbia, to close an unimproved section of Moreland Street NW. By a vote of 5-0 (a quorum being present), the Commission approved the application without any additional stipulations at the regularly scheduled ANC3/4G Commission meeting on October 25, 2021.

Sincerely,

Randy Speck, Chair ANC3/4G

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Surveyor



NOTICE OF APPLICATION
TO
CLOSE A STREET OR ALLEY

**TO: Foundation for the Epstein Family
Munch Collection c/o Gamble
Descendants Trust
21 DuPont Circle, N.W. – Ste. 410
Washington, D.C. 20036**

**Date: July 18, 2022
File No. S.O. 21-05063**

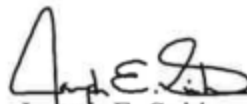
An application has been filed in the Office of the Surveyor for:

The proposed closing of a portion of Moreland Place, N.W adjacent to Squares 2307, 2308 & 2314.

This notice is required pursuant to Section 9-202.02(6) of the D.C. Code of Law because you are an owner of property abutting the above public street system affected by this proposal.

For further information on this proposal, you may contact Diana Dorsey Hill, Program Specialist via email at diana.dorsey@dc.gov or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

Sincerely,



Joseph E. Snider
Surveyor, DC

Square(s): 2308

Lot(s): 800

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Surveyor



NOTICE OF APPLICATION
TO
CLOSE A STREET OR ALLEY

TO: Robert Bernstein
2804 McKinley Place, NW
Washington, DC 20015

Date: August 9, 2021
File No. S.O. 21-05063

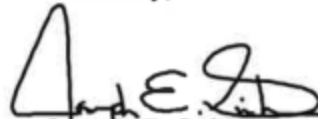
An application has been filed in the Office of the Surveyor for:

The proposed closing of a portion of Moreland Place, N.W adjacent to Squares 2307, 2308 & 2314.

This notice is required pursuant to Section 9-202.02(6) of the D.C. Code of Law because you are an owner of property abutting the above public street system affected by this proposal.

For further information on this proposal, you may contact Diana Dorsey Hill, Program Specialist via email at diana.dorsey@dc.gov or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

Sincerely,



Joseph E. Snider
Surveyor, DC

Square(s): 2308

Lot(s): 18

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Surveyor



NOTICE OF APPLICATION
TO
CLOSE A STREET OR ALLEY

TO: Nicole Billick & Richard Horn
2728 McKinley Street, N.W.
Washington, DC 20015-1122

Date: August 9, 2021
File No. S.O. 21-05063

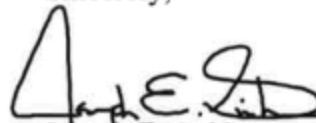
An application has been filed in the Office of the Surveyor for:

The proposed closing of a portion of Moreland Place, N.W adjacent to Squares 2307, 2308 & 2314.

This notice is required pursuant to Section 9-202.02(6) of the D.C. Code of Law because you are an owner of property abutting the above public street system affected by this proposal.

For further information on this proposal, you may contact Diana Dorsey Hill, Program Specialist via email at diana.dorsey@dc.gov or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

Sincerely,



Joseph E. Snider
Surveyor, DC

Square(s): 2308

Lot(s): 6

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Surveyor



NOTICE OF APPLICATION
TO
CLOSE A STREET OR ALLEY

TO: **Rachel Marcus**
2709 McKinley Street NW
Washington, DC 20015

Date: August 9, 2021
File No. S.O. 21-05063

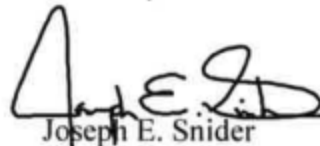
An application has been filed in the Office of the Surveyor for:

The proposed closing of a portion of Moreland Place, N.W adjacent to Squares 2307, 2308 & 2314.

This notice is required pursuant to Section 9-202.02(6) of the D.C. Code of Law because you are an owner of property abutting the above public street system affected by this proposal.

For further information on this proposal, you may contact Diana Dorsey Hill, Program Specialist via email at diana.dorsey@dc.gov or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

Sincerely,



Joseph E. Snider
Surveyor, DC

Square(s): **2308**

Lot(s): **5**

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Surveyor



NOTICE OF APPLICATION
TO
CLOSE A STREET OR ALLEY

TO: Erica & John Hurvitz
5649 Moreland Place, NW
Washington, DC 20015-1122

Date: August 9, 2021
File No. S.O. 21-05063

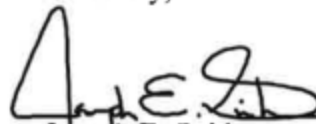
An application has been filed in the Office of the Surveyor for:

The proposed closing of a portion of Moreland Place, N.W adjacent to Squares 2307, 2308 & 2314.

This notice is required pursuant to Section 9-202.02(6) of the D.C. Code of Law because you are an owner of property abutting the above public street system affected by this proposal.

For further information on this proposal, you may contact Diana Dorsey Hill, Program Specialist via email at diana.dorsey@dc.gov or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

Sincerely,



Joseph E. Snider
Surveyor, DC

Square(s): 2307

Lot(s): 31

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Surveyor



NOTICE OF APPLICATION
TO
CLOSE A STREET OR ALLEY

TO: Claudette & Fred Merriwether
2624 Moreland Place, NW
Washington, DC 20015-1122

Date: August 9, 2021
File No. S.O. 21-05063

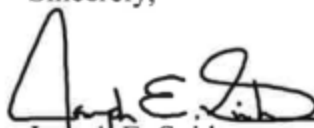
An application has been filed in the Office of the Surveyor for:

The proposed closing of a portion of Moreland Place, N.W adjacent to Squares 2307, 2308 & 2314.

This notice is required pursuant to Section 9-202.02(6) of the D.C. Code of Law because you are an owner of property abutting the above public street system affected by this proposal.

For further information on this proposal, you may contact Diana Dorsey Hill, Program Specialist via email at diana.dorsey@dc.gov or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

Sincerely,



Joseph E. Snider
Surveyor, DC

Square(s): 2307

Lot(s): 13

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Surveyor



NOTICE OF APPLICATION
TO
CLOSE A STREET OR ALLEY

TO: William and Cara Cook
2628 Moreland Place, NW
Washington, DC 20015

Date: August 9, 2021
File No. S.O. 21-05063

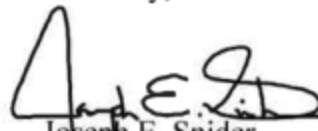
An application has been filed in the Office of the Surveyor for:

The proposed closing of a portion of Moreland Place, N.W adjacent to Squares 2307, 2308 & 2314.

This notice is required pursuant to Section 9-202.02(6) of the D.C. Code of Law because you are an owner of property abutting the above public street system affected by this proposal.

For further information on this proposal, you may contact Diana Dorsey Hill, Program Specialist via email at diana.dorsey@dc.gov or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

Sincerely,



Joseph E. Snider
Surveyor, DC

Square(s): 2307

Lot(s): 12

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Surveyor



NOTICE OF APPLICATION
TO
CLOSE A STREET OR ALLEY

TO: Richard and Louise Wild
2632 Moreland Place, NW
Washington, DC 20015

Date: August 9, 2021
File No. S.O. 21-05063

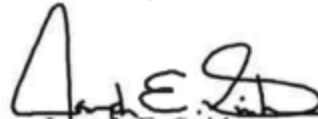
An application has been filed in the Office of the Surveyor for:

The proposed closing of a portion of Moreland Place, N.W adjacent to Squares 2307, 2308 & 2314.

This notice is required pursuant to Section 9-202.02(6) of the D.C. Code of Law because you are an owner of property abutting the above public street system affected by this proposal.

For further information on this proposal, you may contact Diana Dorsey Hill, Program Specialist via email at diana.dorsey@dc.gov or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

Sincerely,



Joseph E. Snider
Surveyor, DC

Square(s): 2307

Lot(s): 11

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Chief Financial Officer
Office of Tax and Revenue



MEMORANDUM

To: Joseph F. Snyder, Deputy Surveyor, DC

From: Eugene Clindinin, Supervisory Appraiser, OTR/RPTA/RPAD

Date: December 3, 2021

Subject: Probable Assessed Land value for S.O. 21-05063 Public Street Closed Part of Moreland Street, NW in Squares 2307, 2308 and 2314.

Reference: S.O. 21-05063 Public Street Closed Part of Moreland Street, NW in Squares 2307, 2308 and 2314.

Pursuant to your request we have derived the most probable estimate of value for the above referenced tract of land.

The most probable estimate of value as of January 1, 2021 which represents tax year 2022 for the public street closed part of Moreland Street, NW in Squares 2307, 2308 and 2314 is **\$1,610,810** (28,821 S.F. X \$55.89 estimated square foot). The estimate is rounded and based on neighboring lot 31 of Square 2307.

If you have any questions, please contact me at 202.442.6743.

Sincerely,

A handwritten signature in black ink that reads "Eugene Clindinin".

Eugene Clindinin
Supervisory Appraiser
OTR/RPTA/RPAD

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Consumer and Regulatory Affairs

Office of the Surveyor



NOTICE OF APPLICATION
TO
CLOSE A STREET OR ALLEY

TO: Miriam Feinsilver, Trustee
2800 Mckinley Place, N.W.
Washington, DC 20015-1122

Date: August 9, 2021
File No. S.O. 21-05063

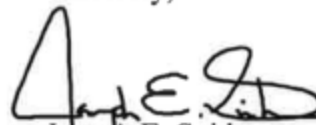
An application has been filed in the Office of the Surveyor for:

The proposed closing of a portion of Moreland Place, N.W adjacent to Squares 2307, 2308 & 2314.

This notice is required pursuant to Section 9-202.02(6) of the D.C. Code of Law because you are an owner of property abutting the above public street system affected by this proposal.

For further information on this proposal, you may contact Diana Dorsey Hill, Program Specialist via email at diana.dorsey@dc.gov or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

Sincerely,



Joseph E. Snider
Surveyor, DC

Square(s): 2314

Lot(s): 1

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Public Works



Solid Waste Management Administration

MEMORANDUM

TO: Joseph E. Snider
Surveyor, D.C.

FROM: Anthony Duckett *A.D.*
Special Project Deputy Director

SUBJECT: Proposed Closing of a portion of Moreland Street N.W., adjacent to Square 2307,2308 and 2314-S.O. 21-05063.

Date: July 28, 2021

The following, for review: Closing of a portion of Moreland Street N.W., Square 2307, 2308, and 2314 – S.O 21-0506. This request is a paper alley on paper and is unimproved.

The Department has reviewed the proposed, at this time; we have no objection.

If you have any questions, please call me at 202-359-5747.

My name is John Hurvitz and I am testifying today in support of P.R. 24-0994, which would close the undeveloped portion of Moreland Street NW (the "Paper Road") and remove the Building Restriction Line that runs along a portion of the Paper Road.

By way of context, the Paper Road, while it is listed as a street, is more akin to an alley—it runs behind (and in one case, beside) the adjacent properties, all of which are served by other established existing streets. It dead ends at a private residence and does not connect any streets, schools, businesses or public properties. There is no lighting or other improvements along the Paper Road. Indeed, it is mostly fenced in by adjacent property owners or covered in impenetrable bamboo and in some areas used for waste disposal.

Even though many of the homeowners adjacent to the Paper Road have cared for the property as if it were their own for the last half century or longer, there are portions of the land that are not cared for and are overrun with invasive bamboo and that are being used for dumping. The trash creates the possibility of toxic run off and, despite many of our efforts to eradicate the bamboo in our own yards, the bamboo remaining on the Paper Road renders this effort futile. In addition, there are large dead trees on the Paper Road that threaten surrounding homes.

The Paper Road is not presently maintained by the City and neighbors have had to privately pay to have dead trees removed and to manage the invasive bamboo. Several homes along the Paper Road are plagued by flooding from water that runs off the Paper Road. With any significant rain, run-off from the Paper Road creates a lake in our yard with 3-6 inches of standing water. Our yard has become a swampy mess. And with large downpours, which are becoming increasingly more common, our attached garage floods with 3-4 inches of water. We cannot mitigate the water situation because we have no control over the Paper Road, which, with the accompanying Building Restriction Line, extends within inches of the side of our home. As a result of the flooding and the near-permanent swamp that results, we are not able to use our yard.

The closure has broad support from the neighbors and, indeed, only two of the eight property owners along the roadway have voiced concerns. Each already has fenced in and privately uses the portion of the Paper Road that abuts their property (in one case significantly more than they would receive were the Paper Road to be closed) and each has indicated that they simply wish to maintain the status quo (and one has expressed a concern that they would have to pay property taxes on land that they already use and control). No one has expressed any interest in seeing the Paper Road surfaced or otherwise used for public purposes.

Closing the Paper Road and returning it to the adjacent homeowners would improve the stewardship of the land and increase the tax base for the City.

Committee of the Whole (Council)

From: [REDACTED]
Sent: Monday, December 12, 2022 2:47 PM
To: Committee of the Whole (Council)
Subject: PR24-0994 - Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022

Good Afternoon -

I apologize for having technical issues earlier and not being able to provide a verbal testimony. Please consider this statement as my support for the closure of the portation of Moreland Street NW.

I own the property at [REDACTED]. A large portion of the land that I use as my backyard is this paper alley, legally owned by DC. When we purchased the property, this land was overgrown, filled with ticks and various dead trees. When we called DC to assist in the clean up of the property they were not willing because you can only access it by crossing private property, which they could not do with heavy machinery. As we have three young children and it was a health hazard for them to play outside, we foot the bill to have it cleaned up and dead trees taken down.

Similarly, our next door neighbors had wild bamboo taking over their yard because it wasn't managed on the property owned by DC. They had to pay a considerable cost to have the entire lot cleared.

We as neighbors would like to see this land appropriately cared for.

Thank You!
Cara Cook

[REDACTED]
Washington, DC 20015

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF BUILDINGS**



Public Hearing

Bill 24-578, “Dedication of a Portion of W Street, S.E., S.O. 16-24322, Act of 2021”

PR 24-733, “Removal of a Portion of 26th Street, N.W., from the Plan of the Permanent System of Highways of the District of Columbia, S.O. 21-02601, Approval Resolution of 2022”

PR 24-994, “Closing of a Portion of Moreland Street, N.W., and Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022”

PR 24-995, “Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022”

Bill 24-1022, “Reed Street Realignment, S.O. 22-01115, Act of 2022”

Bill 24-1026, “Closing of a Portion of Half Street, S.W., Adjacent to Square 660, S.O. 19-4660, Act of 2022”

Testimony of
Joseph Snider

Surveyor of the District of Columbia
Department of Buildings

Before the Committee of the Whole
Council of the District of Columbia
The Honorable Phil Mendelson, Chairman

December 12, 2022
12:30 p.m.

Via Virtual Platform

Introduction

Good afternoon, Chairman Mendelson, councilmembers, and staff. I am Joseph Snider, Surveyor of the District of Columbia Department of Buildings (DOB). I appear before you today to testify regarding Bill 24-578, “Dedication of a Portion of W Street, S.E., S.O. 16-24322, Act of 2021”; PR 24-733, “Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia, S.O. 21-02601, Approval Resolution of 2022”; PR 24-994, “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022”; PR 24-995, “Closing of a Portion of a Public Alley in Square in 4053, S.O. 22-00410, Approval Resolution of 2022”; Bill 24-1022, “Reed Street Realignment, S.O. 22-01115, Act of 2022”; and Bill 24-1026, “Closing of a Portion of Half Street, S.W., Adjacent to Square 660, S.O. 19-4660, Act of 2022”.

Bill 24-578, “Dedication of a Portion of W Street, S.E., S.O. 16-24322, Act of 2021”

Bill 24-578, “Dedication of a Portion of W Street, S.E., S.O. 16-24322, Act of 2021”, was introduced by Councilmember Trayon White. The purpose of this bill is to widen a portion of W Street, S.E., between Railroad Avenue, S.E. and Shannon Place, S.E., by establishing a non-restrictive easement to the District of Columbia for the rights to that portion of the private property located adjacent to W Street, S.E. in Square 5784.

The applicant for this application is Four Points, LLC, who is represented by Holland and Knight. Pursuant to D.C. Official Code § 9-202.02(2), the Office of the Surveyor notified the relevant Executive Branch agencies of this application on September 25, 2018, and received no objections.

Pursuant to D.C. Official Code § 9-202.02(3), the Surveyor’s Office notified the National Capital Planning Commission, (NCPC) of this application on September 25, 2018. In a letter dated

October 22, 2018, NCPC staff determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) of NCPC's submission guidelines. In particular, the project meets the requirements of Exception 8, which includes street and alley closings located outside of the boundary of the L'Enfant City. NCPC determined the proposal met the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was made available for public review on the NCPC website, and no comments were received.

Lastly, and in accordance with D.C. Official Code § 9-202.02(5), Advisory Neighborhood Commission (ANC) 8A was notified of this application on September 25, 2018. The Office of the Surveyor did not receive any comments from ANC 8A.

PR 24-733, "Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia, S.O. 21-02601, Approval Resolution of 2022"

PR 24-733, "Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia, S.O. 21-02601, Approval Resolution of 2022," was introduced by Chairman Mendelson at the request of the Mayor. The purpose of this bill is to approve the removal of a 45-foot-wide portion of 26th Street, N.E., along the east line of Lot 805 in Square 4396 and Lot 812 in Square 4408 from the Plan of the Permanent System of Highways for the District of Columbia.

The applicant for this application is the D.C. Department of General Services who is represented by Cozen O'Connor. The Office of the Surveyor notified the relevant Executive Branch agencies on March 17, 2021. They did not object to the application. Notification of the utility companies is not required.

Pursuant to D.C. Official Code § 9-202.02(3), the Surveyor's Office notified NCPC of this application on March 17, 2021. In a letter dated May 10, 2021, NCPC approved the highway plan amendment for this application.

Finally, and pursuant to D.C. Official Code § 9-202.02(5), the Office of the Surveyor notified ANC 5C of the application on March 17, 2021. In a letter dated June 16, 2021, ANC 5C expressed support for this application.

PR 24-994, "Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022".

PR 24-994, "Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022" was introduced by Chairman Mendelson at the request of the Mayor. The purpose of this bill is to approve the closing of Moreland Street, N.W., and the removal of the associated building restriction line. The bill will also vest title in the closed portion of Moreland Street, N.W., in the adjacent landowners as shown on the Surveyor's Office's plat.

The portion of Moreland Street, N.W., abutting Squares 2307, 2308 and 2314, was created by subdivisions shown in the records of the Office of the Surveyor in Subdivision Book 107 on page 187, recorded December 13, 1937; Book 114 on page 30, recorded April 3, 1940; and Book 141 on page 40, recorded May 18, 1961. Title to the closed street could not be determined to be held by the District of Columbia or the United States. The most probable estimate of value as January 1, 2021, which represents tax year 2022, for the portion of Moreland Street, N.W. to be closed, in Squares 2307, 2308 and 2314 is \$1,610,810.00 (28.821 S.F. x \$55.89 estimated square foot).

The applicant for this application is John Hurvitz of the Moreland Street Closure Project. The Office of the Surveyor notified the relevant Executive Branch agencies and utility companies of this application on July 27, 2021. Neither the Executive Branch agencies nor the utility companies objected to this application.

Pursuant to D.C. Official Code § 9-202-02(3), the Office of the Surveyor notified the NCPC of the application on July 27, 2021. In a letter dated August 12, 2021, NCPC staff determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) for NCPC's submission guidelines. Specifically, the project meets the requirements of Exception 8, which includes street and alley closings located outside of the boundary of the L'Enfant City under the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was made available for public review on the NCPC website, and no comments were received.

Finally, and in accordance with D.C. Official Code § 9-202-02(5), the Office of the Surveyor notified ANC 3/4G of the application on July 27, 2021. In a letter dated November 1, 2021, ANC 3/4G expressed support for this application.

PR 24-995, "Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022"

PR 24-995, "Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022" was introduced by Chairman Mendelson at the request of the Mayor. The purpose of this resolution is to approve the closure of a portion of a public alley in Square 4053 in Northeast Washington, D.C. in Ward 5.

The portion of the public alley was created by a subdivision shown in the records of the Office of the Surveyor in Subdivision Book County 11, on page 96, recorded August 13, 1897. Title to the closed alley could not be determined to be held by the District of Columbia or the United States. The most probable estimate of value as of January 1, 2021, which represents tax year 2022, for the public alley closed in Squares 4053 is \$72,510 (322 S.F. x \$255.18634 estimated square foot).

The applicant for this closing is Catherine Stewart Wills. The Office of the Surveyor notified the relevant Executive Branch agencies and utility companies of this application on December 1, 2021. They had no objections to the application.

Pursuant to D.C. Official Code § 9-202.02(3), the Office of the Surveyor notified NCPC of the application on December 1, 2021. In a letter dated December 12, 2021, NCPC staff determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) for NCPC's submission guidelines. In particular, the project meets the requirements of Exception 8, which includes street and alley closing located outside of the boundary of the L'Enfant City under the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was made available for public review on the NCPC website, and no comments were received.

Pursuant to D.C. Official Code § 9-202.02(5), the Office of Surveyor also notified ANC 5D of the application on December 1, 2021. In a letter dated January 13, 2022, ANC 5D expressed support for this application.

Bill 24-1022, "Reed Street Realignment, S.O. 22-01115, Act of 2022"

Bill 24-1022, “Reed Street Realignment, S.O. 22-01115, Act of 2022” was introduced by Councilmember McDuffie. The purpose of the bill is to close a portion of an existing public alley system in Squares 3841 and 3846, to order the closing of a 10-foot wide portion along the south side of Franklin Street, N.E., between Reed Street, N.E., and 10th Street, N.E., and to accept the dedication of property in Squares 3841 and 3846 along the west and east sides of Reed Street, N.E., between Channing Place, N.E., and Franklin Street, N.E., for public street purposes.

The portions of public alley in Square 3841 were created by subdivisions shown in the records of the Office of the Surveyor in Subdivision Book 76, on page 25, recorded November 14, 1924; Book 123, on page 62, recorded February 21, 1947; Book 126 on page 100 (abuts Square 3846), recorded June 15, 1948; and Book 130 on page 190, recorded June 5, 1950. Title to the closed street and alleys could not be determined to be held by the District of Columbia or the United States.

The most probable estimate of value as of January 1, 2022, which represents tax year 2023 for the land dedication of Squares 3846 and 3841 and the closings of portions of Franklin Street, N.E. and Reed Street, N.E. and Square 3841 Alley is \$1,990,870. The estimate is explained as follows.

- \$1,024,070 (17,632 S.F. X \$58.08 estimated square foot) for the portion to be closed.

Street closing \$669,140 (11,521 S.F. X \$58.08) Alley closings \$354,930 (6,111 S.F. X \$58.08)

- \$ 966,800 (16,646 S.F. X \$58.08 estimated square foot) for the portion to be dedicated.

The estimate is rounded and based on the prevailing adjusted rate of adjacent Lots 38, 825, 829, 832 and 833 of Squares 3841 and Lots 82, 846, 856 and 859 of Square 3846.

The applicant is Hanover R.S. Limited Partnership who is represented by Holland and Knight. The Office of the Surveyor notified the relevant Executive Branch agencies and the utility companies of this application on March 15, 2022. In a letter dated March 28, 2022, DC Water objected to this application indicating that they have facilities located within the proposed street/alley closing area. In a letter dated March 28, 2022, the District of Columbia Fire and Emergency Medical Services Department (FEMS) indicated that they have no objection to the realignment of Reed Street, however, the clearance of 20 feet must be maintained. FEMS does not, however, support the closing of the public alley as the closing of the alley would prohibit vital access of their emergency apparatuses. To date, we have not received comments from the District Department of Transportation (DDOT). Any comments will be forwarded upon receipt. The remaining Executive Branch agencies and utility companies have no objection.

Pursuant to D.C. Official Code § 9-202-02(3), the Office of the Surveyor notified the NCPC of the application on March 25, 2022. In a letter dated April 27, 2022, NCPC staff determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) for NCPC's submission guidelines. In particular, the project meets the requirements of Exception 8, which includes street and alley closings located outside of the boundary of the L'Enfant City under the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was made available for public review on the NCPC website, and no comments were received.

Lastly, pursuant to D.C. Official Code § 9-202-02(5), the Office of the Surveyor notified ANC 5B of the application on March 25, 2022. In a letter dated May 26, 2022, ANC 5B expressed support for this application.

Bill 24-1026, “Closing of a Portion of Half Street, S.W., Adjacent to Square 660, S.O. 19-4660, Act of 2022”

Bill 24-1026, “Closing of a Portion of Half Street, S.W., Adjacent to Square 660, S.O. 19-4660, Act of 2022” was introduced by Councilmember Allen. The purpose of this bill is to order the closing of a portion of Half Street, S.W., adjacent to Lot 12 in Square 660 in Ward 6.

The portion of Half Street, S.W. was dedicated by a subdivision shown in the records of the D.C. Surveyor in Subdivision Book 100 on page 78, recorded February 4, 1935. Title to the portion of Half Street, S.W. could not be determined to be held by the District of Columbia or the United States.

The most probable estimate of value as of January 1, 2021, which represents tax year 2022, for the public street closed in Square 660 is \$263,540 (889 S.F. x \$296.45 estimated square feet rate). The estimate is round and based on neighboring lot 12 in Square 660.

The applicant for this application is Stewart Investment Company who is represented by Goulston & Storrs. The Office of the Surveyor notified the relevant Executive Branch agencies and utility companies for this application were sent on April 3, 2019 and again on December 1, 2021, to request updated comments. In a letter dated February 8, 2022, DDOT had no objections to the right-of-way closure and elimination from the DC Highway Plan with the following conditions:

- The closure plat will not be recorded until the Office of the Surveyor has been notified in writing by the DDOT Director that construction vehicles have permanently vacated the staging area;

- The applicant will be responsible for all costs to remove or relocate the Pepco utility vault from the portion of right-of-way to be closed; and
- The elimination from the DC Highway Plan will apply to the 889 square foot segment to be closed and not the entirety of Half Street, S.W. or any other adjacent street.

The remaining Executive Branch agencies and utility companies did not object to the application.

Pursuant to D.C. Official Code § 9-202.02(3), the Office of the Surveyor notified NCPC of the application on December 1, 2021. In a letter dated December 13, 2021, NCPC found that the proposed closing of a portion of a right-of-way in Square 660, located in Southwest Washington, D.C., would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital nor would it adversely affect any other federal interests.

Lastly, and in accordance with D.C. Official Code § 9-202-02(5), the Office of the Surveyor notified ANC 6D of the application on December 1, 2021. In a letter dated July 18, 2022, ANC 6D expressed support for this application.

Conclusion

This concludes my testimony. I appreciate the opportunity to appear before you today and welcome any questions you may have regarding this matter. Thank you.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of Transportation



Public Hearing on

Bill 24-578, the “Dedication of a Portion of W Street, SE, S.O. 16-24322 Act of 2021”

PR 24-733, the “Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia Approval Resolution of 2022”

PR 24-994, the “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022”

PR 24-995, the “Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022”

Bill 24-1022, the “Reed Street Realignment Act of 2022”

Bill 24-1026, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2022”

Bill 24-1102, the “Howard East Towers Alley Closing and Street Dedication Act of 2022”

Bill 24-1103, the “Union Court Alley Closing and Public Safety Improvement Act of 2022”

Bill 24-892, the “Bishop Groover Way Designation Act of 2022”

Bill 24-1025, the “Allen Y. Lew Place Designation Act of 2022”

Bill 24-1032, the “Benjamin Secundy, Sr. Way Designation Act of 2022”

Bill 24-1057, the “Woodson Way Designation Act of 2022”

Bill 24-1058, the “Davon T. McNeal, III Way Designation Act of 2022”

Bill 24-1061, the “Wooten Court Designation Act of 2022”

Bill 24-1062, the “Cassandra S. Pinkney Way Designation Act of 2022”

Bill 24-1087, the “Makiyah Wilson Way Designation Act of 2022”

Bill 24-1090, the “William Dorsey Swann Way Designation Act of 2022”



Bill 24-1093, the “Sam ‘The Man’ Burns Way Designation Act of 2022”
B24-1101, the “Xi Omega Way Designation Act of 2022”

Testimony of
Anna Chamberlin
Associate Director
Planning and Sustainability Division
District Department of Transportation

Before the
Committee of the Whole
Council of the District of Columbia

Monday, December 12, 2022
11:00 a.m.

Live via Zoom Video Conference Broadcast
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, D.C. 20004

Good morning, Chairman Mendelson, members of the Council, staff, and District residents. My name is Anna Chamberlin, Associate Director of the Planning and Sustainability Division at the District Department of Transportation, commonly referred to as DDOT. I am here today to present testimony on behalf of Mayor Muriel Bowser and DDOT Director Everett Lott regarding the following sixteen bills and three proposed resolutions:

- Bill 24-578, the “Dedication of a Portion of W Street, SE, S.O. 16-24322 Act of 2021”;
- Proposed Resolution 24-733, the “Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia Approval Resolution of 2022”;
- Proposed Resolution 24-994, the “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022”;
- Proposed Resolution 24-995, the “Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022”;
- Bill 24-1022, the “Reed Street Realignment Act of 2022”;
- Bill 24-1026, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2022”;

- Bill 24-1102, the “Howard East Towers Alley Closing and Street Dedication Act of 2022”;
- Bill 24-1103, the “Union Court Alley Closing and Public Safety Improvement Act of 2022”;
- Bill 24-892, the “Bishop Groover Way Designation Act of 2022”;
- Bill 24-1025, the “Allen Y. Lew Place Designation Act of 2022”;
- Bill 24-1032, the “Benjamin Secundy, Sr. Way Designation Act of 2022”;
- Bill 24-1057, the “Woodson Way Designation Act of 2022”;
- Bill 24-1058, the “Davon T. McNeal, III Way Designation Act of 2022”;
- Bill 24-1061, the “Wooten Court Designation Act of 2022”;
- Bill 24-1062, the “Cassandra S. Pinkney Way Designation Act of 2022”;
- Bill 24-1087, the “Makiyah Wilson Way Designation Act of 2022”;
- Bill 24-1090, the “William Dorsey Swann Way Designation Act of 2022”;
- Bill 24-1093, the “Sam ‘The Man’ Burns Way Designation Act of 2022; and
- Bill 24-1101, the “Xi Omega Way Designation Act of 2022”.

The stated purpose of **Bill 24-578**, the “Dedication of a Portion of W Street, S.E., S.O. 16-24322 Act of 2021,” is to order the widening of a portion of W Street, S.E., between Railroad Avenue, S.E. to the northwest and Shannon Place, S.E. to the southeast, and to provide for the establishment of a non-exclusive easement to the District of Columbia for the surface rights to that portion of private

property located adjacent to W Street, S.E. in Square 5784. DDOT filed a report with the Office of the Surveyor on December 27, 2018, related to S.O. No. 16-24322. DDOT has no objection to the public access easement identified in the proposed easement area under the condition that the Office of Surveyor update the official plat to remove the term “surface” from both the title and block of text in the upper left corner. The easement should be non-restrictive rather than a surface easement.

The stated purpose of **Proposed Resolution 24-733**, the “Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia Approval Resolution of 2022,” is to approve the removal of a 45-foot wide portion of 26th Street, N.E., along the east lot line of Lot 812 in Square 4408 and Lot 805 in Square 4396 from the Plan of the Permanent System of Highways of the District of Columbia. DDOT filed a report with the Office of the Surveyor on April 19, 2021, related to S.O. No. 21-02601. DDOT has no objection to the elimination of the segment of Rand Place, N.E. from the DC Highway Plan as identified. This segment does not have a future transportation need.

The stated purpose of **Proposed Resolution 24-994**, the “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022,” is to approve the

closing of a portion of Moreland Street, N.W., and the removal of the associated building restriction line, as shown on the Surveyor’s plat in S.O, 21-05063, and to vest title in the closed portion of Moreland Street, N.W., in the adjacent landowners. DDOT filed a report with the Office of the Surveyor on October 7, 2021, related to S.O. No. 21-05063. DDOT has no objection to the proposed closure of unbuilt Moreland Street, N.W. and removal of the Building Restriction Line (BRL) on Square 2307, Lot 31. DDOT requests that the BRL removal only occurs in conjunction with right-of-way closure. If the closure is not approved by Council, the BRL should remain in effect to allow for future sidewalks.

The stated purpose of **Proposed Resolution 24-995**, the “Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022,” is to approve the closure of a portion of a public alley in Square 4053 in Northeast Washington, D.C., in Ward 5, as shown on the Surveyor’s plat filed under S.O. 22-00410. DDOT filed a report with the Office of the Surveyor on January 7, 2022, related to S.O. No. 22-00410. DDOT has no objection to the proposed closure of the 10-foot strip of alleyway behind Lots 16 and 17 in Square 4053, as proposed. The proposed closure will have no impact on the overall transportation network or remaining alley network.

The stated purpose of **Bill 24-1022**, the “Reed Street Realignment Act of 2022” is to order the closing of portions of an existing public alley system in

Squares 3841 and 3846; to order the closing of a 10-foot wide portion along the south side of Franklin Street, N.E., between Reed Street, N.E. and 10th Street, N.E., and to accept the dedication of property in Squares 3841 and 3846 along the west and east sides of Reed Street, N.E., between Channing Place, N.E. and Franklin Street, N.E., for public street purposes. DDOT filed a report with the Office of the Surveyor on December 1, 2022, related to S.O. No. 22-01115. The agency has no objection as long as the following conditions are satisfied:

- The Applicant must enter into a Horizontal Public Use Agreement (HPUA) with DDOT and record it with the Recorder of Deeds to provide:
 - the forgoing conditions have been satisfied; and
 - that the public space improvements in the public right-of-way and subject to a Transportation Online Permitting System (TOPS) permit have been constructed to DDOT standards and specifications; and
 - that all statutory warranties have been provided; and
 - DDOT has agreed to accept the public space improvements.
- The Applicant must reach an agreement with the Urban Forestry Division's (UFD) Ward Arborist regarding the disposition of the large tree at the western fence line of 900 Evarts Street, N.E. and, specifically, whether the tree should be removed;

- Prior to issuance of the building permit for the first building within the Planned Unit Development (PUD), the Applicant shall prepare and submit a traffic signal warrant analysis for the intersection of Franklin Street and Reed Street, N.E. to DDOT’s Transportation Engineering and Safety Division (TESD) for review and approval;
 - If approved by TESSD, the Applicant shall complete an Memorandum of Agreement with DDOT and then design, fund, and install the traffic signal prior to issuance of the first Certificate of Occupancy for the first building within the PUD; and
- The Applicant must compensate DDOT in the amount of \$3,387.20 for the streetlights in the existing alley network.

The stated purpose of **Bill 24-1026**, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2022,” is to order the closing of a portion of Half Street, S.W., adjacent to Lot 12 in Square 660, in 19 Ward 6. DDOT filed a report with the Office of the Surveyor on February 8, 2022, related to S.O. No. 19-46610. DDOT has determined that there will no longer be a transportation need for the 889 SF of Half Street, S.W. right-of-way once DDOT construction vehicles have vacated the staging area. As such, DDOT has no objection to the right-of-way closure and elimination from the DC Highway Plan with the following conditions:

- The closure plat will not be recorded until the Office of Surveyor has been notified in writing by the DDOT Director that construction vehicles have permanently vacated the staging area;
- The Applicant will be responsible for all costs to remove or relocate the Pepco utility vault from the portion of right-of-way to be closed; and
- The elimination from the DC Highway Plan will apply only to the 889 square foot segment to be closed, not the entirety of Half Street, S.W. or any other adjacent street.

The stated purpose of **Bill 24-1102**, the “Howard East Towers Alley Closing and Street Dedication Act of 2022,” is to order the closing of a portion of an alley in Square 2873 abutting Lots 1106 and 1112 in Ward 1, to establish a 25-foot wide building restriction line on the closed alley area, and to dedicate a portion of Lot 1112 for public street purposes. DDOT filed an initial report with the Office of the Surveyor on September 22, 2022, related to S.O. No. 22-03181. While DDOT objected to the dedication and alley closure as then-proposed, DDOT filed a supplemental report on December 1, 2022, indicating that it was supportive of the now-proposed closures and dedication under the condition that:

- The Applicant coordinates with the Urban Forestry Division’s (UFD) Ward Arborist and submit a Special Tree Permit (STP) for the removal of the Bradford Pear tree;

- The Applicant establishes a Building Restriction Line (BRL) on the portion of the alley fronting W Street, N.W.;
- Prior to the closure of the alley, the Applicant records in the Recorder of Deeds a public access easement approved by DDOT for the portion of the Property to be used as Bryant Street, N.W. and constructs the transportation improvements within the public access easement, including a 7-foot sidewalk, a 4-foot tree box, and two-way travel lanes consistent with DDOT standards and specifications; and
- Prior to the closure of the alley, the Applicant must record in the Recorder of Deeds an easement for the 8th and 9th Street, N.W. sidewalks in a form approved by DDOT. The easement shall encumber the portion of the Property to be improved by an 8-foot sidewalk and a 5-foot treebox subject to public space permitting. The Applicant shall be responsible for maintenance of the sidewalk and tree boxes until DDOT has accepted them.

The stated purpose of **Bill 24-1103**, the “Union Court Alley Closing and Public Safety Improvement Act of 2022,” is to order the closing of a portion of an alley in Square 358 abutting Lots 53, 54, 55, 56, 60, 61, and 803 in Ward 1.

DDOT has not yet been asked to evaluate the impacts and identify DDOT assets, as there is not an associated Surveyor's Order that has been referred to DDOT. As such, DDOT objects to the closure until this evaluation can take place and the

Surveyor's Order can be filed and referred to DDOT. The agency would also like to note that since no Surveyor's Order has been filed, utility companies have also not had the opportunity to review the proposed closure.

I will now discuss the bills related to official and symbolic street and alley namings. The stated purpose of **Bill 24-892** is to *symbolically* designate the 700 Block of Quebec Place, N.W., in Ward 1, as *Bishop Clarence Groover, Sr. Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the 700 Block of Quebec Place, N.W. In fiscal terms, the cost of each installed sign for this designation is approximately \$190 (\$65 for sign fabrication and \$125 for sign installation). Sufficient signage requires two total signs, totaling \$380.

The stated purpose of **Bill 24-1025** is to *officially* designate the 700 and 800 blocks of Mount Vernon Place, N.W., as *Allen Y. Lew Place*. For visualization purposes, I have attached to this testimony a copy of the plat of the designated blocks. Sufficient signage requires four total signs, totaling \$760.

The stated purpose of **Bill 24-1032** is to *symbolically* designate the 1500 block of Channing Street, N.E., in Ward 5, as *Benjamin Secundy, Sr. Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the 1500 block of Channing Street, N.E. Sufficient signage requires two total signs, totaling \$380.

The stated purpose of **Bill 24-1057** is to *symbolically* designate the 500 block of 55th Street, N.E., as *Woodson Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the 500 block of 55th Street, N.E. Sufficient signage requires two total signs, totaling \$380.

The stated purpose of **Bill 24-1058** is to *symbolically* designate the street known as 1400 Cedar Street, S.E., in Ward 8, as *Davon T. McNeal, III Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting 1400 Cedar Street, S.E. Sufficient signage requires one sign as there is only one entrance to the street, totaling \$190.

The stated purpose of **Bill 24-1061** is to *officially* designate the public alley system within Square 3562, bounded by 3rd Street, N.E., W Street, N.E., 4th Street N.E., and V Street, N.E., in Ward 5, as *Wooten Court*. For visualization purposes, I have attached to this testimony a copy of the plat of the designated alley system. Sufficient signage requires five total signs, totaling \$950.

The stated purpose of **Bill 24-1062** is to *symbolically* designate the portion of 10th Place, S.E. in Squares 5933, 5934, 5938, and 5939 between Mississippi Avenue, S.E. and Savannah Street, S.E., as *Cassandra S. Pinkney Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the portion of 10th Place, S.E. described in the bill. Sufficient signage requires four total signs, totaling \$760.

The stated purpose of **Bill 24-1087** is to *symbolically* designate the 300 block of 53rd Street, N.E., as *Makiyah Wilson Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the 300 block of 53rd Street, N.E. Sufficient signage requires four total signs, totaling \$760.

The stated purpose of **Bill 24-1090** is to *symbolically* designate Swann Street, N.W., between 14th Street, N.W., and 19th Street, N.W., in Ward 2, as *William Dorsey Swann Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the street described in the bill. Sufficient signage requires eleven total signs, totaling \$2,090.

The stated purpose of **Bill 24-1093** is to *symbolically* designate 18th Street, N.W., between M Street, N.W., and N Street, N.W., in Ward 2, as *Sam “The Man” Burns Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the street described in the bill. Sufficient signage requires six total signs, totaling \$1,140.

The stated purpose of **Bill 24-1101** is to *symbolically* designate 14th Street, N.W., between Allison Street, N.W. and Arkansas Avenue, N.W., in Ward 4, as *Xi Omega Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the street described in the bill. Sufficient signage requires four total signs, totaling \$760.

DDOT can absorb the costs of these signs within its current budget and does not foresee any operational impact these official and symbolic namings would have on the District's transportation network. Therefore, the Administration has no objection to these street and alley namings, and DDOT stands ready to assist the Council and all other stakeholders with any ceremonial unveiling activities that may materialize as a result of these bills being passed.

This concludes my testimony. Thank you for allowing me the opportunity to testify before you today. I am available to answer any questions that you may have.



IN REPLY REFER TO:
NCPC File No. 8299

August 12, 2021

Joseph Snider
District of Columbia Department of Consumer and Regulatory Affairs, Office of the Surveyor
1100 4th Street, SW
Washington, DC 20024

Re: 8299 (Proposed Closing of a Portion of Moreland Street, NW - S.O. 21-05063)

Dear Joseph Snider:

The purpose of this letter is to respond to the above-mentioned project submitted to the National Capital Planning Commission (NCPC) for review, in accordance with DC Code § 9-202.02.

Upon review of the project documents, NCPC staff has determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) of NCPC's submission guidelines. In particular, the project meets the requirements of exception 8, which include the street or alley closings located outside the boundary of the L'Enfant City under the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was also made available for public review on the NCPC website and no comments were received. Accordingly, staff has determined that this project is exempt from Commission review.

This determination applies only to the project listed above. Determinations to whether a particular project falls within one of the Commission's exceptions are done on a case-by-case basis, either during early consultation or upon request for review. Please note that the applicant cannot make this determination independently and must submit projects to NCPC to confirm that an exception is warranted.

If you have any questions or need additional information, please contact Carlton Hart at (202) 482-7252 or carlton.hart@ncpc.gov.

Sincerely,

Diane Sullivan

Diane Sullivan
Director, Urban Design and Plan Review



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G

Chevy Chase, Barnaby Woods, Hawthorne
5601 Connecticut Avenue N.W. P.O. Box 6252 Washington, D.C. 20015
3G@anc.dc.gov <http://www.anc3g.org> YouTube: ANC3G Office: 202.363.5803

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3/4G-06 - Peter Gosselin, Secretary 3/4G-07 - Vacant

November 1, 2021

Joseph Snider
Deputy Surveyor
Department of Consumer and Regulatory Affairs
Office of the Surveyor
1100 4th Street, SW, 3rd floor
Washington, DC 20024

Re: DC Office of the Surveyor File No. S.O. 21-05063

Dear Mr. Snider

This is to inform the District's Department of Consumer and Regulatory Affairs, Office of the Surveyor, that ANC3/4G approved and supports the application of John Hurvitz, a resident of the District of Columbia, to close an unimproved section of Moreland Street NW. By a vote of 5-0 (a quorum being present), the Commission approved the application without any additional stipulations at the regularly scheduled ANC3/4G Commission meeting on October 25, 2021.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Speck".

Randy Speck, Chair ANC3/4G

PUBLIC STREET CLOSED AND ELIMINATION OF A BUILDING RESTRICTION LINE PART OF MORELAND STREET, N.W. SQUARES 2307, 2308 AND 2314

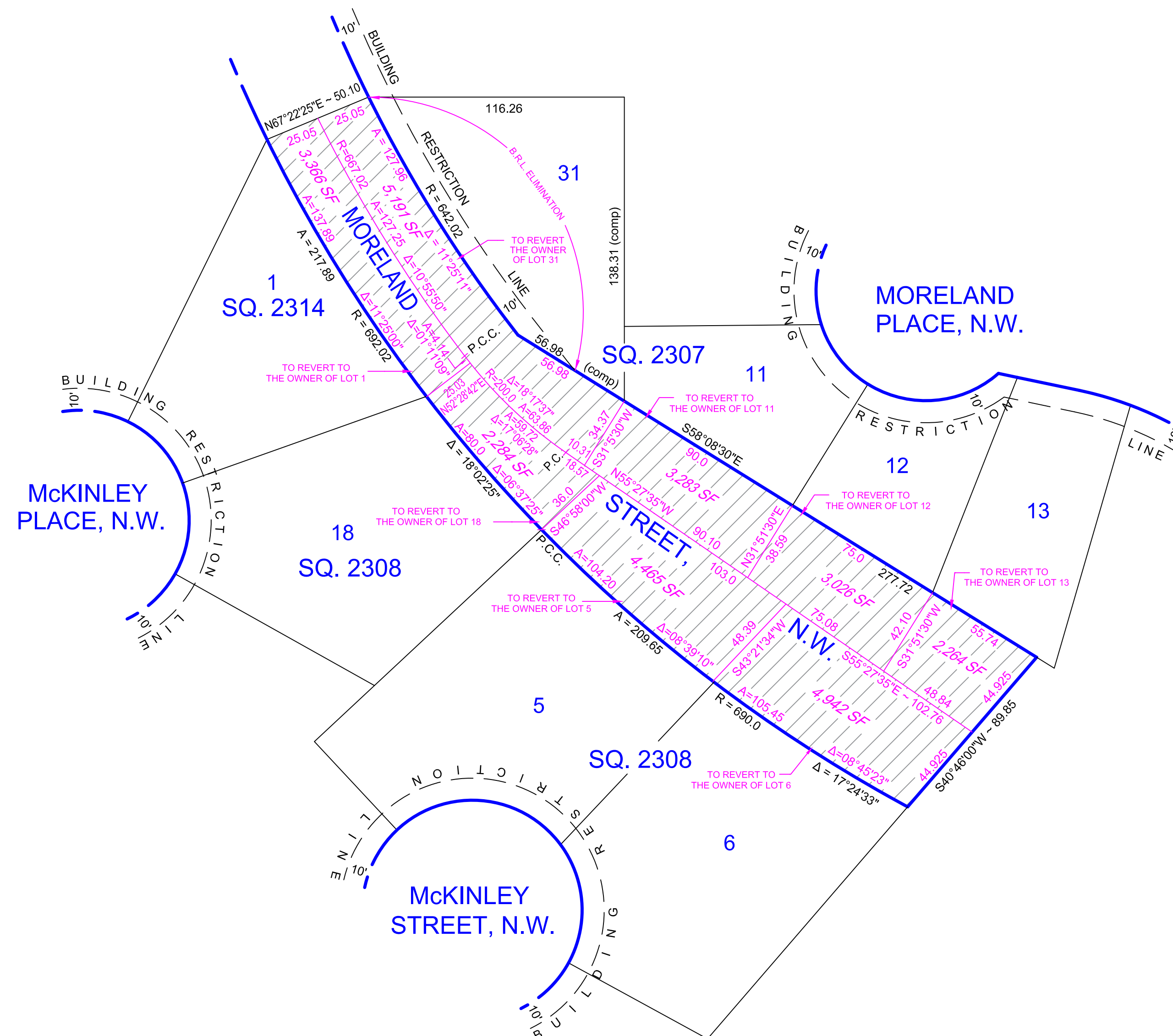
PURSUANT TO D.C. LAW _____, EFFECTIVE _____
THE ALLEY SHOWN THUS: IS CLOSED AND TITLE VESTS
AS SHOWN UPON RECORDATION OF THIS PLAT.

OFFICE OF THE SURVEYOR, D.C.

_____, 20__

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

SURVEYOR, D.C.



SURVEYOR'S OFFICE, D.C.

Made for: JOHN HURVITZ
 Drawn by: L.E.S. Checked by:
 Record and computations by: B. MYERS
 Recorded at: _____
 Recorded in Book _____ Page _____ SR-21-05063
 Scale: 1 inch = 40 feet
 2021/STREET_CLOSING/SR-21-05063-MORELAND

1 **DRAFT RESOLUTION**
2 **Committee of the Whole**
3 **PR 25-108**
4 **March 7, 2023**

5
6
7
8 A PROPOSED RESOLUTION
9

10
11 _____
12 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
13
14 _____
15

16 To approve the closing of a portion of Moreland Street, N.W., and the removal of the associated
17 building restriction line, as shown on the Surveyor’s plat in S.O. 21-05063, and to vest
18 title in the closed portion of Moreland Street, N.W., in the adjacent landowners.
19

20 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
21 resolution may be cited as the “Closing of a Portion of Moreland Street, N.W., and the Removal
22 of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2023”.

23 Sec. 2. (a) Pursuant to sections 201 and 202 of the Street and Alley Closing and
24 Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official
25 Code §§ 9-202.01 and 202.02), the Mayor has proposed the closure of a portion of Moreland
26 Street, N.W., as shown on the Surveyor’s plat filed under S.O. 21-05063.

27 (b) Pursuant to section 404 of the District of Columbia Home Rule Act, approved
28 December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-204.04), and consistent with the Street
29 and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law
30 4-201; D.C. Official Code § 9-202.01 et seq.), the Council finds that the portion Moreland Street,
31 N.W., proposed to be closed in subsection (a) of this section is unnecessary for street purposes
32 and orders it closed, with title to the land to vest as shown on the Surveyor’s plat.

33 Sec. 3. Fiscal impact statement.

34 The Council adopts the fiscal impact statement in the committee report as the fiscal
35 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
36 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

37 Sec. 4. Effective date.

38 This resolution shall take effect immediately.