



**MURIEL BOWSER**  
**MAYOR**

October 17, 2022

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 2022".

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

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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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 2022".

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.

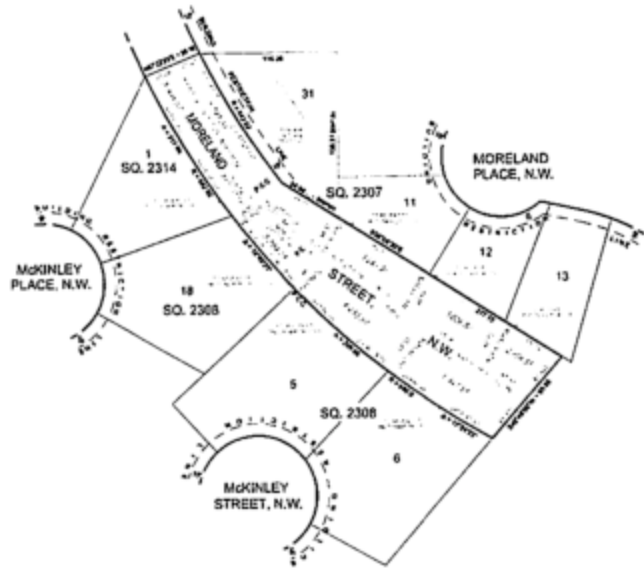
**PUBLIC STREET CLOSED  
AND ELIMINATION OF A BUILDING RESTRICTION LINE  
PART OF MORELAND STREET, N.W.  
SQUARES 2307, 2308 AND 2314**

PURSUANT TO D.C. LAW \_\_\_\_\_ EFFECTIVE \_\_\_\_\_  
THE ALLEY SHOWN THEREON IS CLOSED AND TITLE HEREIN  
AS SHOWN, WITH RECORDATION OF THIS PLAN.

OFFICE OF THE SURVEYOR, D.C.  
\_\_\_\_\_ 20\_\_\_\_

I CERTIFY THAT THIS PLAN IS CORRECT AND IS RECORDED

\_\_\_\_\_  
SURVEYOR, D.C.



**SURVEYORS OFFICE, D.C.**

Name of JOHN L. SMITH

Drawn by J.F.S. Checked by [Signature]

Placed and approved by B. WYATT

Accepted at \_\_\_\_\_

Recorded by Book \_\_\_\_\_ Page \_\_\_\_\_

Scale 1 inch = 10 feet

APPENDIX 2, SECTION 1, PARAGRAPH 10, D.C. CODE





**MEMORANDUM**

**TO:** Nathan Bell, Legislative Affairs Specialist  
Department of Consumer & Regulatory 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:** September 6, 2022

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 2022" 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 closure with the proposed reversions 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 most of the 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). On July 18, 2022, the Surveyor provided notice of the proposed street closure to the owner of abutting Lot 800 in Square 2308.

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 21, 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  
Chief, Equitable Land Use Section

Date: September 6, 2022

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 2022
- Surveyor's Plat depicting proposed street closing and building restriction line removal for S.O. 21-05063, with proposed reversions
- Surveyor's Notice to to Abutting Owners
  - August 9, 2021 - to 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 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 21, 2021, letter 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: Alexandra L. Cain, Assistant Attorney General  
Equitable Land Use Section  
Office of the Attorney General

Brian Flowers, Deputy  
Legal Counsel Division  
Office of the Attorney General

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

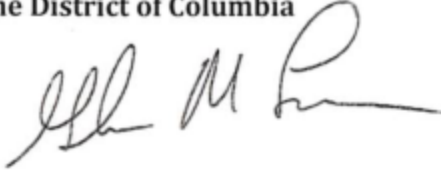
Government of the District of Columbia  
Office of the Chief Financial Officer



**Glen Lee**  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia

**FROM:** Glen Lee  
Chief Financial Officer 

**DATE:** August 26, 2022

**SUBJECT:** Fiscal Impact Statement – 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

**REFERENCE:** Draft Resolution as provided to the Office of Revenue Analysis on  
August 19, 2022

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**Conclusion**

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the resolution.

**Background**

The resolution authorizes the closing of an unbuilt portion<sup>1</sup> of Moreland Street, N.W., and the removal of the 10-foot building restriction line<sup>2</sup> along a portion of the unbuilt section of street. The land is currently zoned R-1-A, intended for detached houses.

**Financial Plan Impact**

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the resolution. No District agency or utility has objected or indicated any financial impact of the closure. The land will become potentially taxable at the residential rate. Any tax revenues generated will depend on the assessment and tax status of the properties.

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<sup>1</sup> As shown on Surveyor's plat S.O. 21-05063. The portion to be closed is 400 square feet of unbuilt street adjacent to eight single family lots in Squares 2307, 2308, and 2314.

<sup>2</sup> The building restriction line is adjacent to Square 2307, Lot 31.



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
PERMIT OPERATION DIVISION  
OFFICE OF THE SURVEYOR  
1100 4<sup>TH</sup> STREET, S.W., 3<sup>RD</sup> 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 4<sup>TH</sup> STREET, S.W., 3<sup>RD</sup> 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**







DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
PERMIT OPERATION DIVISION  
OFFICE OF THE SURVEYOR  
1100 4<sup>TH</sup> STREET, S.W., 3<sup>RD</sup> 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 4<sup>TH</sup> STREET, S.W., 3<sup>RD</sup> 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

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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.

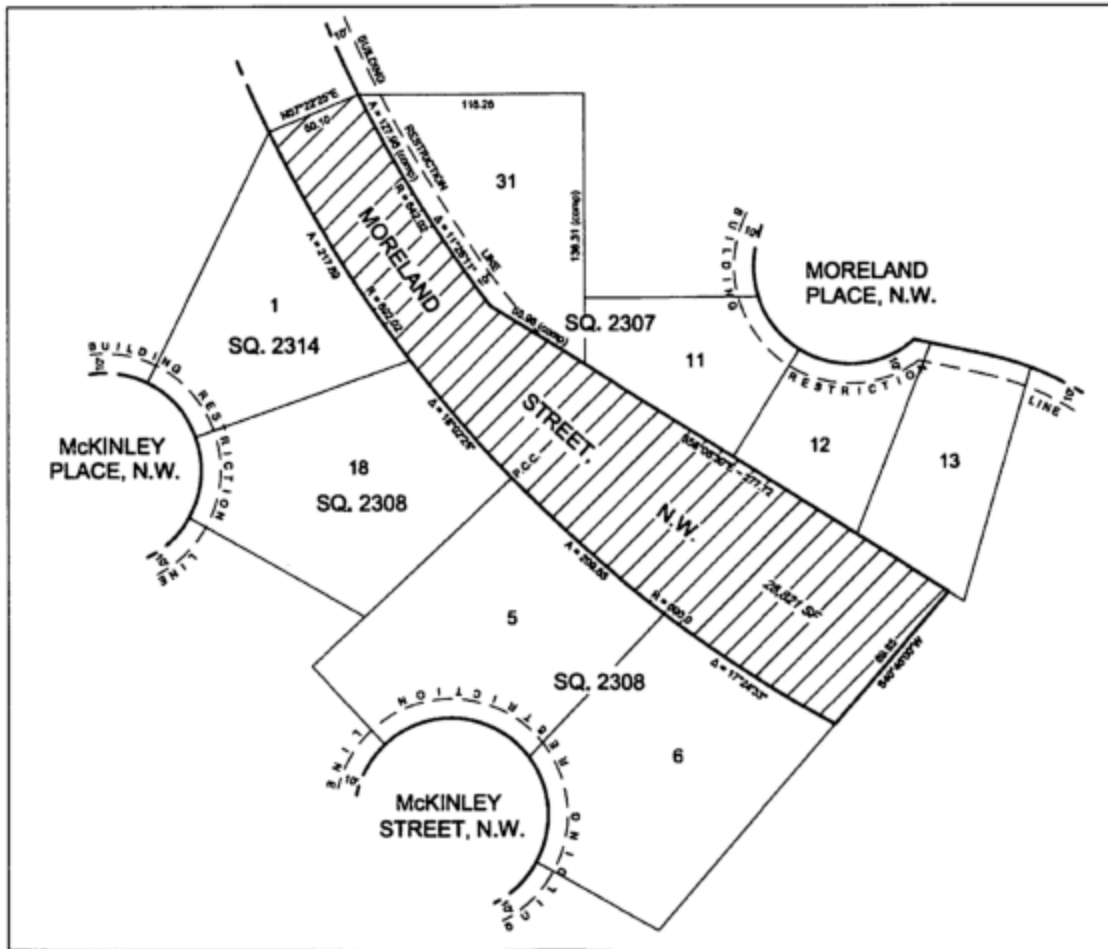


Figure 1. Draft Plat from the Office of the Surveyor

**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**

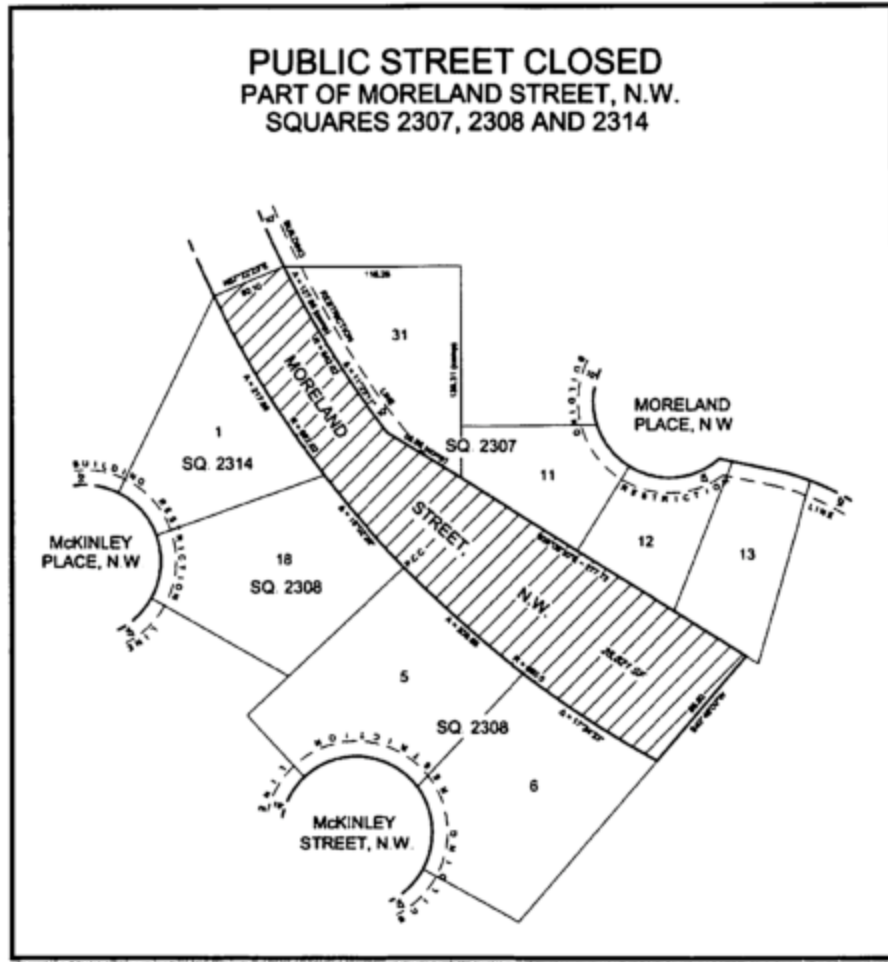
The Office of Planning (OP) has completed its review of the application for the requested street closing in Squares 2307, 2308, 2314 and building restriction line removal and **has no objection** to this request.

**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

Request:	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.
Description:	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.
Size:	28,821 sq.ft.

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". The signature is written in a cursive style and is positioned above a horizontal line.

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





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](mailto: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 4<sup>th</sup> 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](mailto: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](mailto:JHoney@washgas.com)  
Office: 703-750-4732

October 8<sup>th</sup>, 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 28<sup>th</sup>, 2021  
Mr. Joseph E. Snider  
Office of the Surveyor  
1100 4<sup>th</sup> 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 black ink 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 4<sup>th</sup> St, S.W., 3<sup>rd</sup> 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,

A handwritten signature in black ink, appearing to read 'K Harney', written in a cursive style.

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@dewater.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

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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



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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**

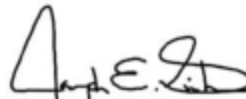
An application has been filed in the Office of the Surveyor for:

**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](mailto: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



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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

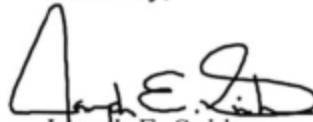
An application has been filed in the Office of the Surveyor for:

**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](mailto: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**

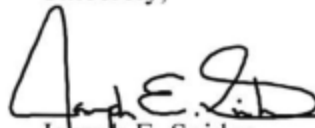
An application has been filed in the Office of the Surveyor for:

**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](mailto: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



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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

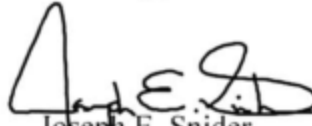
An application has been filed in the Office of the Surveyor for:

**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](mailto: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



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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

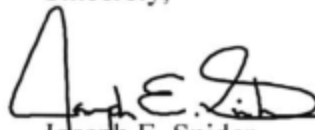
An application has been filed in the Office of the Surveyor for:

**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](mailto: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



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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

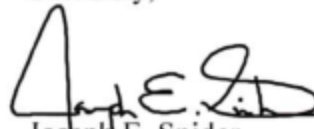
An application has been filed in the Office of the Surveyor for:

**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](mailto: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

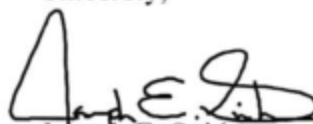
An application has been filed in the Office of the Surveyor for:

**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](mailto: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

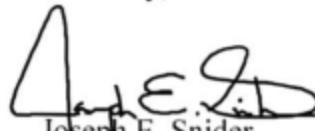
An application has been filed in the Office of the Surveyor for:

**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](mailto: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**

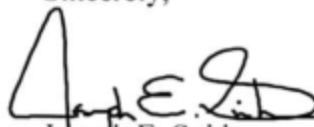
An application has been filed in the Office of the Surveyor for:

**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](mailto:diana.dorsey@dc.gov) or at (202) 718-8166 between the hours of 8:30 a.m., and 4:15 p.m.

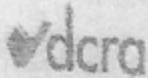
Sincerely,



Joseph E. Snider  
Surveyor, DC

**Square(s): 2314**

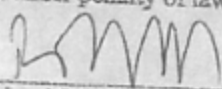
**Lot(s): 1**

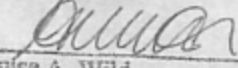


**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
PERMIT OPERATION DIVISION  
OFFICE OF THE SURVEYOR  
1100 4<sup>TH</sup> STREET, S.W., 3<sup>RD</sup> FLOOR  
WASHINGTON, DC 20024**

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 John Hurvitz, Erica Hurvitz, Rachel Marcus, Nicole Billick, Richard Horn for the closing of the unimproved portion of Moreland Street, NW that starts at the top of Lot 31, Sq 2307 and dead ends at Lot 800 Sq 2308, and under penalty of law we represent by our signature that we are the owner(s) of the property listed below:

  
Richard J. Wild

  
Louise A. Wild  
2632 Moreland Pl, NW  
Lot 11, Square 2307

\_\_\_\_\_  
Cara L. Cook

\_\_\_\_\_  
William J. Cook III  
2628 Moreland Pl, NW  
Lot 12, Square 2307

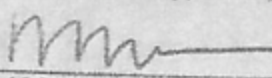
\_\_\_\_\_  
Fred C. Merriwether

\_\_\_\_\_  
Claudette A. Merriwether  
2624 Moreland Pl, NW  
Lot 13, Square 2307

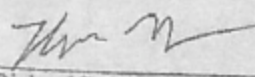
\_\_\_\_\_  
Miriam Feinsilver, Trustee  
2800 McKinley Pl, NW  
Lot 1, Square 2314

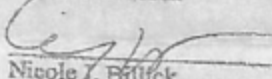
\_\_\_\_\_  
Robert A. Bernstein

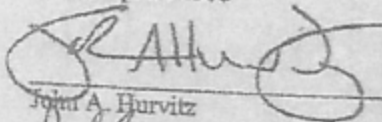
\_\_\_\_\_  
Lee S. Bernstein  
2804 McKinley Pl, NW  
Lot 18, Square 2308

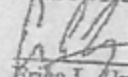
  
Rachel Marcus

2709 McKinley St, NW  
Lot 5, Square 2308

  
Richard B. Horn

  
Nicole J. Billick  
2728 McKinley St, NW  
Lot 6, Square 2308

  
John A. Hurvitz

  
Erica L. Hurvitz  
5649 Moreland St, NW  
Lot 31, Square 2307

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Foundation for the Epstein Munch Collection  
Gambie Descendants Trust  
21 Dupont Circle NW STE 410, Washington, DC  
20036  
Lot 800, Square 2308

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

By: \_\_\_\_\_

Date \_\_\_\_\_





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

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 John Hurvitz, Erica Hurvitz, Rachel Marcus, Nicole Billick, Richard Horn for the closing of the unimproved

[Applicant(s)]

portion of Moreland Street, NW that starts at the top of Lot 31, Sq 2307 and dead ends at Lot 800 Sq 2308.

(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:

Richard J. Wild

Lorise A. Wild  
2632 Moreland Pl. NW  
Lot 11, Square 2307

Cara L. Cook

William J. Cook III  
2628 Moreland Pl. NW  
Lot 12, Square 2307

Fred C. Merriwether

Claudette A. Merriwether  
2624 Moreland Pl. NW  
Lot 13, Square 2307

Miriam Feinsilver, Trustee  
2800 McKinley Pl. NW  
Lot 1, Square 2314

Robert A. Bernstein

Lee S. Bernstein  
2804 McKinley Pl. NW  
Lot 18, Square 2308

Rachel Marcus  
2709 McKinley St. NW  
Lot 5, Square 2308

Richard B. Horn

Nicole J. Billick  
2728 McKinley St. NW  
Lot 6, Square 2308

John A. Hurvitz

Erica L. Hurvitz  
5649 Moreland St. NW  
Lot 31, Square 2307

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Foundation for the Epstein March Collection  
Gamble Descendants Trust  
21 Dupont Circle NW STE 410, Washington, DC  
20036  
Lot 800, Square 2308

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

By: \_\_\_\_\_

Date: \_\_\_\_\_



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.