

# THE VILLAGE NEWS

Volume 11, Number 3

SERVING THE PEOPLE OF CABIN JOHN AND BEYOND

March 1978

## COMMUNITY EVENTS CALENDAR

MARCH 28, TUESDAY, 8 P.M. Citizens Association Meeting to plan new activities and discuss unfinished business. Come share your ideas and some punch and cookies with your neighbors.

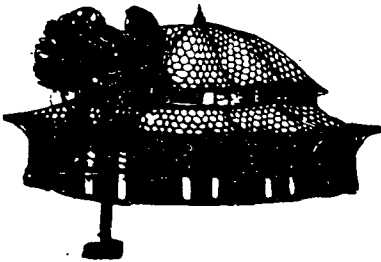
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APRIL 8, SATURDAY, St. Bartholemew's Art Show and Auction. Preview of art begins at 7 p.m. with auction following at 8 p.m. Art includes oils, water colors, sculpture, enamels, and lithographs from the Fine Arts Gallery in Ardmore, Pennsylvania. Bidding will start in the range of \$10 to \$75. Tickets are \$2.50 per person and wine and cheese refreshments will be served. For more information call: Jeanne Mazzetti 654-7899

APRIL 26, WEDNESDAY, 8 P.M. An open registration meeting for the Cabin John Four-Year-Old School will be held at 6525 80th Street, Cabin John. This five-morning a week nursery school for 3 to 5 year olds operates from mid-September through May at Clara Barton School. Transportation is provided by Montgomery County school buses from regular Kindergarten bus stops. The class of 18 students is lead by a head teacher and teacher's aide. Tuition for the 1977-78 school year was \$35 a month. Every effort is being made to maintain this low cost in order to enable every family in Cabin John to utilize the school. Visitors are encouraged to come and observe the class. Call Head Teacher, Annette Davis (229-0754) or Cappi Morgan, President (320-3269) for further information or to arrange a visit.

MAY 7, SUNDAY, Cabin John Citizens Association Spring House and Garden Tour. Keep this date open. More details in coming issues.

MAY 13, SATURDAY, 10 to 4 P.M. Cabin John Four Year Old Program's Annual Carnival and Community Yard Sale to be held at Clara Barton School. Donations of clothes, toys, furniture, utensils; etc are now being accepted. Call Cappi Morgan for pick-up.



IN THE PARK

March, supposedly, should give us a feeling of Spring and the Park Service, ever optimistic, has planned a series of activities to get us all in the mood.

MARCH 1 to 30: OUT OF CONTEXT: A Photographic Show offered at Glen Echo Park features the work of students and instructors of the Glen Echo Photography Workshop. Included in the show are photographs by Ed Clark and Dave Powers. The show is open Monday through Thursday from 10 a.m. to 5 p.m. and on Saturday and Sunday, noon to 6 p.m.

MARCH 18, Saturday: Of Mules and Muskets: At 3 p.m. a slide program will be shown in the Great Falls Tavern on the C&O Canal and its role in the Civil War. For information call 299-3613.

MARCH 18, Saturday: Muleskinner's Hour: Come to Lock 8 off the Maryland George Washington Memorial Parkway at 8 p.m. Gather round a campfire for an evening of songs and stories evoking memories of the old C&O Canal. Dress warmly, bring marshmallows, a blanket and a friend. For information call 299-3613.

MARCH 18, Saturday: Smithsonian Kite Fly: The annual kite competition will be held on the Washington Monument grounds from 8 a.m. to 3 p.m. Homemade kites that fly only. Registration starts at 10 a.m. with competition beginning at noon. For information call 381-5157. Rain date March 25.

MARCH 1 to 30: A month-long exhibit of photograph by Deri Barringer entitled "On the Beach" will be open from 9 a.m. to 5 p.m. daily at the Great Falls Tavern Museum Parlor Room.

FREE ART LESSONS are given the first, second and fourth Saturday of each month at the Park Service Art Barn located at Beach Drive and Tilden Street, N.W., Washington, D.C.

VOLUNTEER INTERNSHIPS ARE AVAILABLE at Glen Echo Park. The work includes giving tours of gallery and park to visitors, sewing projects, office assistance, historical research on the Glen Echo Park site, etc. For more information call: Bev Chapman 492-6240.

GET WELL WISHES

Both Fran Wilson and Polly Frazze are recuperating from recent surgery. We join all their friends in wishing them a speedy and complete recovery.

Cards or notes should be addressed to their home addresses.

**ELECTRICIAN**

Nino DeGuzman

229-7482

Please call after 4 p.m.

REGISTERED MASTER PLUMBER

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**BABYSITTING CO-OP FORMING**

A meeting will be held Wednesday, March 15 to acquaint Cabin Johners with the Bannockburn Co-operative Sitting Exchange. The Co-op is for anyone in the Bannockburn school community and provides both day and night time sitting. It operates on a reciprocal basis...I sit for you, you sit for me. Anyone interested may call Ellen Hope for more information (229-8928).

**CARRIERS NEEDED FOR THE VILLAGE NEWS**

The Village News needs a carrier for one route. Pay is 2 cents per issue delivered. Delivery is once a month, usually towards the end of each month. If interested, please call Judie Green, Circulation Director, at 229-5826.

**CLASSIFIED**

FOR SALE: White canopy bed, full, mattress, box springs, bed-spread, canopy cloth, 2 pillow shams, 2 pair curtains 48" x 63" One year old. \$200 or best offer. Call 229-5286

FOR SALE: Sears Silver-tone stereo reel to reel tape player, 2 built-in speakers; excellent cond. Call 229-6479

**PARKS AND PLANNING EMPLOYEES EXPLAIN CABIN JOHN ZONING PAST, PRESENT AND FUTURE AT CITIZENS ASSOCIATION MEETING**

Zoning laws and procedures were outlined by two representatives of the Maryland National Capital Park and Planning Commission at the February Citizens Association meeting. They explained the kinds of zoning common to the Cabin John area and the kinds of zoning which could be applied within our area.

Most of Cabin John, they said, is zoned R-90. However, the zoning can be changed for denser development through a zoning process which the two speakers outlined. An owner of property is entitled to develop it in accordance with the restrictions of the zoning it carries if the public facilities (sewer, water, schools, roads, fire services, etc.) are available to serve it.

But if he wishes to develop it in a different way, he must get the property rezoned to a classification that would permit what he wants to do. To accomplish this he must convince the County Council that the rezoning is justified.

An application for rezoning by the property owner is called a Local Map Amendment. It goes through a process that involves review by the Planning Board and its staff and a public hearing before the Council's Hearing Examiner. The record of this hearing, together with the recommendations by the Planning staff, the Planning Board and the Hearing Examiner, is then presented to the County Council which makes the final decision. If the change is not in accordance with an approved Master Plan, five of the seven members of the Council, instead of a simple majority must vote in favor of the rezoning unless the Planning Board has recommended the change.

The prospective developer can apply for a Local Map Amendment four times a year--in February, May, August, and November. At that time he is required to post the property with signs which give the number of the case and tell what zoning category is requested along with phone numbers of agencies to call for further information.

(See ZONING, Page 4)

**QUICK  
FOOD SHOP**

PASTRIES\*MEATS\*CARRY-OUT!  
GROCERIES\*BREAKFAST\*LUNCH  
MONDAY THROUGH SATURDAY  
6:30 am to 6:00 pm

**ED CLARK  
& SON**  
**AND TRUCKING**  
**moving  
hauling  
yard work**  
**reasonable**  
**229-7311**

(ZONING - Continued from Page 2)

The first step in the rezoning process is to review the application in light of the Master Plan for the area and the relationship of the proposed zone to surrounding land uses. The Planning Board is given a report by its staff on the proposed rezoning and also hears comments by the applicant and interested individuals and groups in support or opposition to the proposed rezoning. The Board makes its decision and sends its recommendations to the Hearing Examiner and the County Council.

The next step involves a public hearing before the Hearing Examiner and the results of this hearing are presented to the Council which in turn makes the final decision. Decisions of the Council can be appealed to the Courts.

After the rezoning is accomplished, the developer must submit general and specific plans to the Planning Board which are available for review by interested citizens groups.

There are several options which a developer can exercise in developing his plans that would allow for wider development of the rezoned land.

The Cluster Option allows a slightly higher density within the conventional subdivision of that particular zone. Attached as well as detached houses are allowed under the Cluster Option. For example, within a R-90 zoning the normal density of housing allowed is about 3 dwelling units per acre. Under the Cluster Option 3.6 units are allowed.

Another option is contained in the new Moderately Priced Dwelling Unit Ordinance which applies to all single-family residential zones where the lot sizes are one-half acre or less and all multi-family zones. Under this ordinance a developer who provides 15 percent of the units he builds for sale or rent at a price that is officially determined to be "moderate" gains a bonus of 20 percent more dwelling units in his proposed plan.

All of the options described here are open for review by citizen associations before they are approved by the Planning Board. They are also subject to the approved Master Plan.

During the meeting the status of several commercial properties were up dated. The office building on MacArthur Boulevard across from the Touhey Tract was originally zoned as CO-2 which would allow the construction of an eleven story office building. That zoning was removed and an R-90 zoning imposed. The Touhey Tract is zoned C-1 and the developer will proceed with commercial development sometime in the near future. The Mazza Tract on MacArthur and Brickyard is planned for a development of 60 units. The fire station is zoned C-1 and can be sold and developed commercially.

## BIBLE STUDY CLASS TO BE FORMED

Evangelist Bird will be starting a Bible study class for young people in her home. She is interested in students from 12 to 18 years of age.

If interested, please call: 320-4612.

# THE VILLAGE NEWS PEOPLE

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