PARKSIDE

'96 MAR 19 P12:22

OFFICE OF ZONING
DISTRICT OF COLUMBIA

Ms. Laura Richards,
Chairman
District of Columbia
Board of Zoning Adjustment
Suite 210
441 Fourth Street, N.W.
Washington, D.C. 20001

March 18, 1996

Re: Expedited Treatment of Parkside Phase II Application for a Special Exception and Variances

Dear Mrs. Richards:

We hereby request expedited treatment by the Board of Zoning Adjustment of our application for a special exception and variances for Parkside Phase II, the District's largest new townhome construction project. Phase II contains 132 units of moderate income, for-sale townhomes in Northeast, Washington, Ward 7.

Phase II is the continuation of the Parkside residential community. The Board of Zoning Adjustment approved Phase I (100 townhomes) in 1988. Phase I has been built, with 80 homes settled and the last settlements to occur by June.

Parkside is a project built out of community support and hope. It is a unique partnership involving the community, the District of Columbia, the Federal Government, FNMA, the Trust for Public Land and Home Corporation, a non-profit, serving as the Project Coordinator.

We request expedited treatment because we are required to commence construction very early this summer to meet our commitment to our partner government agencies, HUD and DHCD, who are providing housing assistance to the project. We face the very real prospect that HUD and District funding for Phase II can be withdrawn if the project does not get underway with construction quite early this summer. District homebuyers stand to lose $2,000,000 in HUD purchase assistance if construction does not begin soon.

BZA
CASE No. 16144
EXHIBIT No. 11

1101 30TH STREET, N.W. 4TH FLOOR
WASHINGTON, D.C. 20007 • 202-333-8447 • FAX 202-338-1565

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.11

We have received a great deal of community support for both Phase I and Phase II. Phase II has been reviewed extensively in plan form by DHCD, HUD, and numerous community organizations. Phase II has been under review by the Office of Zoning Administrator for a lengthy period. That Office's review has now been completed and we are now able to request the Board's review.

A further reason for requesting expedited treatment (hearing and decision) is to continue construction and sales of Townhomes without a gap of time from Phase I to Phase II. We want to be able to carry out our commitment to the families on our waiting list and to the overall Parkside Community to create a new, vibrant neighborhood on land that has long been vacant, a serious blight in Northeast, Washington DC.

We very much hope that you can grant our request for expedited treatment. Our request is being supported by DHCD and City Council members.

For your information, in a separate letter to the Director of the Office of Zoning, we are requesting a waiver of application fees for Phase II in view of its subsidized housing status, a request also supported by the District Government.

Thank you for your consideration of our request for expedited treatment.

Very truly yours,

Marilyn Melkonian
Project Coordinator

cc: Honorable Marion S. Barry, Jr.