GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

April 25, 1996

Herman B. Greene, Chairperson
Advisory Neighborhood Commission 7D
3801 Minnesota Avenue, N.E.
Washington, D.C. 20019

Re: BZA Application No. 16144

Dear Mr. Greene:

This is to advise you that a public hearing has been scheduled by the Board of Zoning Adjustment to consider the following application located within your ANC area:

> Application of the Trust for Public Land, pursuant to 11 DCMR 3108.1 and 3107.2, for special exceptions under Section 353 to allow new residential development, a special exception under Section 410 to allow a group of one-family dwellings to be erected and deemed a single building and a special exception under Section 209 to establish a community center building, and a variance to allow the front entrances of more than four one-family dwellings to face a street that abuts the lot (Subsection 410.8), a variance from the floor area ratio limitation (Subsection 402.4), a variance from the rear yard requirements (Subsection 404.1) and a variance from the off-street parking requirements (Subsection 2101.1) for the subdivision and construction of 88 row dwellings, 44 semi-detached dwellings, and a community center building in an R-5-A District for land known as Parkside Phase II, Parcels 1, 2, 5 and 7 in the area of Anacostia Avenue, Foote Street, Hayes Street, Kenilworth Avenue, Barnes Street and Parkside Place, N.E. (Square 5041, Lots 806, 807, 808, 809, 811, 812, 814, 815, 817, 818, 820 and 822, and Square 5056, Lots 806, 808, 809, 810, 811, 812, 813, 814, 816, 818, 820, 821 and 823).

This hearing will be held on Wednesday, June 5, 1996 in Suite 220, 441 4th Street, N.W., Washington, D.C. 20001. This case is scheduled to be heard between 1:00 p.m. and 6:00 p.m. A formal notice of public hearing will appear in the D.C. Register.

BZA

CASE No.
EXHIBIT No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.22

You are advised that 11 DCMR Section 3307 sets out certain requirements related to reports of ANCs, and specifically that Section 3307.1 requires that the written report of the ANC be filed with the Board at least seven days in advance of the hearing. A copy of Section 3307.1 is enclosed.

The Office of Planning (OP) reviews many of the applications before the Board, to assist the Board in reaching a decision. To find out if OP is reviewing this application, or to communicate your views to OP regarding this application, contact Mr. Alberto P. Bastida, Acting Chief of the Zoning Services Unit, Office of Planning, 5th Floor, Presidential Building, 415 12th Street, N.W., Washington, D.C. 20004. If you wish further information on the technical aspects of the application, you may contact Mr. Bastida at (202) 727-6500. However, information on the procedures which will govern consideration of this case are available from the Office of Zoning, in Suite 210, 441 4th Street, N.W., Washington, D.C. 20001, telephone number (202) 727-6311.

If you wish to forward comments in writing directly to the Board, such comments should be addressed to the Board of Zoning Adjustment at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

Sincerely,

Madeliene H. Dobbins

MADELIENE H. DOBBINS
Director

Enclosure

EXCERPT FROM TITLE 11 DCMR, "ZONING"

3307 ADVISORY NEIGHBORHOOD COMMISSIONS

3307.1 The written report of the ANC shall be submitted to the Board at least seven (7) days in advance of the hearing and shall contain the following information:

(a) An identification of the appeal or application;

(b) When the public meeting of the ANC to consider the appeal or application was held;

(c) Whether proper notice of that meeting was given by the ANC;

(d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;

(e) The issues and concerns of the ANC about the appeal or application, as related to the standards of the Zoning Regulations against the appeal or application must be judged;

(f) The recommendation, if any, of the ANC as to the disposition of the appeal or application;

(g) The vote on the motion to adopt the report to the Board;

(h) The name of the person who is authorized by the ANC to present the report; and

(i) The signature of the chairperson or vice-chairperson of the ANC.

3307.2 The Board shall give "great weight" to the written report of the ANC, as required by No. 1-261, D.C. Code, 1982 ed.

3308.3 In the event the ANC submits its report on the basis of understandings, agreements, or meetings with the appellant, or applicant which later are modified by appellant or applicant, the designated representative of the ANC may comment orally concerning the specific inconsistencies. No other new matters may be presented orally by the designated representative of the ANC.

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