TELESIS
CORPORATION

Planning, financing
and building
livable neighborhoods and
affordable housing

1101 30th Street NW
Fourth Floor
Washington, DC 20007
202.333.8447
202.338.1565 *fax*

June 24, 1996

Ms. Laura Richards
Chairperson
DC Board of Zoning Adjustment
444 4th Street NW
Washington DC 20001

Dear Ms. Richards:

Attached are a 1) Construction Truck Access plan, 2) Stormwater Management Plan, and 3) letters from residents indicating their concerns and support.

Under Section 410, the BZA fee multiplier should be twenty six (26) instead of One hundred thirty two (132), as there are only 26 buildings for zoning purposes.

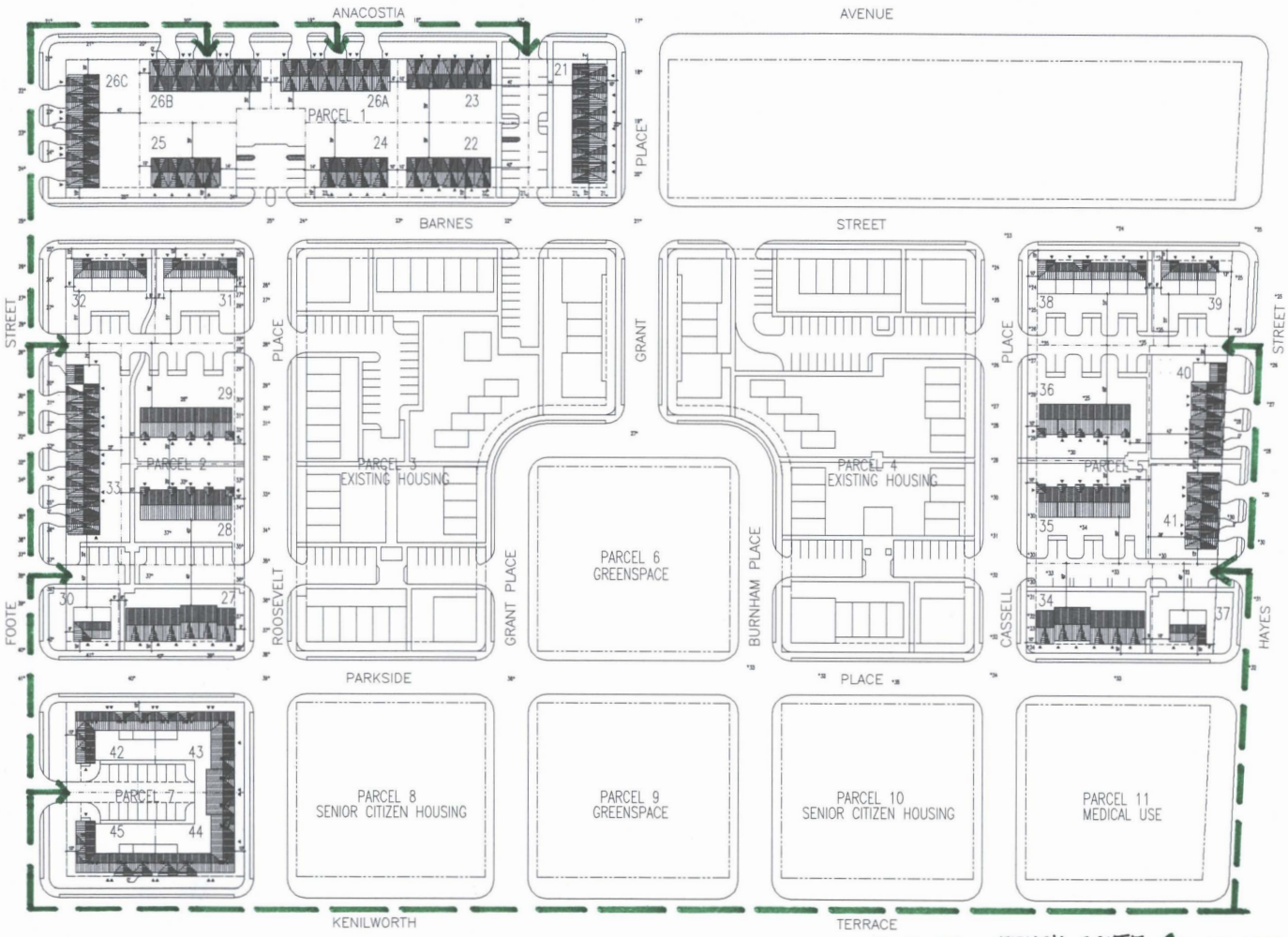
Sincerely,

William H. Highsmith, Jr.

BZA
CASE No. 16144
EXHIBIT No. 46

OFFICE OF ZONING
DISTRICT OF COLUMBIA
'96 JUN 24 P4:07

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.46



ARCHITECTURAL SITE PLAN
GRADING PLAN

SCALE: 1" = 40'

PARKSIDE
PHASE II

project coordinator:
TELESIS CORPORATION

architect:
SORG AND ASSOCIATES, P.C.
ARCHITECTS AND ENGINEERS

landscape architect:
OEHME, VAN SWEDEN & ASSOC.
LANDSCAPE ARCHITECTS

civil engineer:
SHAFFER BATTA ASSOCIATES, INC.
ENGINEERS-LAND PLANNERS-SURVEYORS

structural engineer:
EGLERT/BRYAN, INC.
STRUCTURAL ENGINEERS

date:
20 MAY 1996

SORG AND ASSOCIATES, P.C.
ARCHITECTS AND ENGINEERS

June 19, 1996

Mr. Jack Robertson
Telesis Corporation
1101 30th Street N.W.
Washington, D.C. 20007

Re: Parkside Phase II, Parcel One
Sorg#9515

Dear Mr. Robertson,

The following is a description of the intended storm water management approach for Phase II of Parkside in response to the BZA comments:

Parkside is a twelve parcel development of residential and community based retail. Phase I of Parkside has been constructed and consists of townhouses and apartments on Parcels 3 and 4. Phase II consists of townhouses on Parcels 1, 2, 5 and 7. Parcels 6 and 9 are reserved for greenspace and will be developed as a park. Parcels 8, 10, 11 and 12 are designated for future phased development proposed as senior housing, medical and community-based retail.

The 100 units of Phase I, located at the heart of the development, are fully occupied. All impervious surfaces including paved parking and roofs were designed by Kidde Consultants to tie directly to the underground storm system. All storm water from paved parking areas flows through water-quality control structures. Water-quantity control structures were not required for Phase I.

Phase II consists of 132 attached, townhouse units with on-site parking. Parcel 1 consists of 43 units with 26 on-site surface parking spaces. Parcel 2 consists of 35 units with 27 on-site surface parking spaces. Parcel 5 consists of 36 units with 28 on-site surface parking spaces. Parcel 7 consists of 18 units with 18 on-site surface parking spaces.

Construction documents for Parcel 1 have been completed. The storm water management design was developed by Shaffer Batta Associates (SBA) with input and approval from the D.C. Department of Environmental Regulations, Soil and Storm Water Management Division. All impervious surfaces including paved parking and roofs were designed by to tie directly to the underground storm system. All storm water, from paved parking areas, flows through water-quality control structures. Water-quantity control structures were not required for Parcel 1.

6/24/96

1500 K STREET, N.W. SUITE 610 WASHINGTON, DC 20005
TELEPHONE (202) 393-6445 FAX (202) 393-6497

A qualified Civil Engineer will be designing a comprehensive storm water management concept for the remainder of Parkside Phase II. The increase in storm water run-off of the entire site will be calculated based on the addition of roofs, parking and other impervious areas. The concept design will control the increased run-off to ensure the total discharge remains at the current level. Both water-quantity and water-quality control structures are anticipated for Phase II. The Civil Engineer will continue to work closely with the D.C. Department of Environmental Regulations, Soil and Storm Water Management Division.

Sincerely,
SORG & ASSOCIATES, PC

T. David Bell, AIA

cc. file



PARKSIDE TOWNHOMES
SERVICE REQUEST

Date:_____ Received by:_____
(TCM Corporation Representative)

Request Initiated by:

____HPAP/VA Inspection ____Purchaser Final Walkthrough
____Construct./Mktg. Walkthrough ____ Other (General Warranty Service)

Address:_____ Resident:_____

Day Phone:_____ Evening Phone:_____

Service needed:_____

_____

_____

_____

_____

_____

_____

_____

_____

Thank you for your attention to this matter. If we may help you in any way, please call us.

Sincerely,

_____
(Home Corporation Representative)

HERMAN B. GREENE
ADVISORY NEIGHBORHOOD COMMISSION7D05
4233 MARNE PLACE, NE
WASHINGTON, DC 20019

May 22, 1996

Ms. Laura Richards, Chairman
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Dear Ms. Richards:

As Commissioner of the Advisory Neighborhood Commission7D, which covers the entire Kenilworth/Parkside, Eastland Gardens, Mayfair and Paradise communities, I am writing in support of the zoning application and continued development of the Parkside site. As one who has resided in the Parkside neighborhood for many years, I can truly see and appreciate the transformation which has taken place. Every unit of rental housing (over 1,600 units) has undergone extensive rehabilitation; abondoned properties no longer exist; the Parkside development is bringing over 200 new home owners to the neighborhood; and, we have the promise of our first significant retail development project in many years.

Home ownership is essential to promoting neighborhood stability. The development of Parkside assists greatly with this effort, for Advisory Neighborhood Commission (ANC) purposes has been linked with my immediate community - Eastland Gardens - and thereby providing a unified team of home owners when addressing community and economic development, public safety and other important issues which affect every citizen of our ANC.

In conclusion, we wholeheartedly support the Parkside Phase II zoning application and look forward to the continued growth and stability of the neighborhood. Feel free to contact me with any questions at 202-399-4422.

The single member of 7D05 have already approved the request of the Telesis Corporation.

Sincerely,

Herman B. Greene
ANC 7D05

6/20/96

ELIZABETH PATTERSON
3413 DENT PLACE, NW
WASHINGTON, DC 20007
202-333-2607

May 20, 1996

Ms. Laura Richards, Chairman
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Dear Ms. Richards:

As one of the owners of the Circle 7 Express Convenience Store, located at 740 Kenilworth Avenue, NE, directly across from the Parkside site, I am writing in support of Telesis Corporation's Parkside Phase II zoning application. The success of the 100 homes of Parkside Phase I is a perfect example of how a distressed neighborhood can be turned around. The 132 homes to be built in Phase II will strengthen an already revitalized neighborhood.

We look forward to the continued development of Parkside and, again, support Telesis Corporation's Parkside II zoning application.

Sincerely,

Elizabeth Patterson
Parkside Associates, Ltd.

6/24/96

June 20, 1996

Laura Richards, Chairman
Board of Zoning Adjustment
441 4th St., NW - Suite 210
Washington, D.C. 20001

Dear Ms. Richards:

As a resident and native Washingtonian, I am very pleased with the construction of Parkside Phase I. I not only support, but look forward to the second phase, Parkside Phase II. I receive numerous comments and compliments about how our community brings an additional pride to this area, as well as, the city.

Being a single female, there is also a feeling of safety living here. I anticipate that the next phase will enhance that security.

Sincerely,

Robyn Ball
716 A Parkside Pl., NE

6/24/96

Laura Richards,
Chairman
Board Of Zoning Adjustments
441 Fourth St. N.W.
Suite 210
Washington, D.C. 20001

June 19, 1996

Madam Chairman,

I would like to take this time to offer my thoughts on the Parkside Townhomes Development! As a first time homeowner, I was thrilled at the opportunity this new development offered! The overall planning and construction were very innovative and well developed! The layout of the floor plans, in particular my condominium, are quite spacious! I applaud and approve of communities such as Parkside, and hope that others will be afforded the opportunity to invest in such an outstanding community!

Sincerely,

James L. Proctor

James L. Proctor
3709 Grant PL. N.E.
Unit A-42
Washington, D.C. 20019

6/24/96

Ms. Sheila Nowlin
3724 Roosevelt Place, NE
Washington, DC 20019

Ms. Laura Richards, Chairman
Board of Zoning Adjustments
441 4th Street, NW
Suite 210
Washington, DC 20001

I would like to stress my appreciation as far as living in the Parkside Townhomes Phase I. I have really enjoyed living here. It has been very peaceful since I moved here in August 1995. I also like the style of Parkside Townhomes because they are different from other townhomes I have seen in Maryland and the fact that they are brick.

Therefore, I would highly recommend a Parkside II in the near future. I think they will sale very well as did Phase I. It is also convenient for shopping and easy access to the metro.

Sincerely,

Sheila Nowlin
Resident

6/24/96

June 17, 1996

Ms. Laura Richards, Chairman
Board of Zoning Adjustment
441 4th Street, NW, Suite 210
Washington, DC 20001

Dear Ms. Richards:

I am writing to support Telesis Corporation's Parkside Phase II zoning application. I moved to Parkside in May, 1995 and am glad to know that the entire neighborhood is approaching completion, with the start of construction of Parkside II. The additional new homes will strengthen our neighborhood as well as our Association.

Sincerely,

Stephanie Ball

Stephanie Ball
3708-1/2 Grant Place, NE

6/24/96

MEMORANDUM FOR: Laura Richards
Board of Zoning Adjustments

From: April Vency Morton
Parkside Resident

Subject: Continuation of Project (PARKSIDE)

I have been a resident of Parkside since March 95. I am very proud to say this has been a pleasant experience so far. Since I am a first time buyer everything is a learning experience, but from the day I set eyes on Parkside I knew it was the place for me. I felt very comfortable making the purchase of my condominium. The project manager was very siteful, pleasant, and encouraging he insured me that he would be there for me every step of the way . (He was too!)

Parkside has a very safe feeling. To be quite honest it feels like one happy family. During the winter months when we experienced all that snow residents got together and dug one another out. That was wonderful! I have a view of the upcoming Park even though its not finished I am still able to glance out of my window and see residents walking their dogs, flying kites, playing catch, or even jogging (I personally participate in this activity). The association meetings are direct, straight to the point, very insiteful. We are able to point out minor problems that we the residents are experiencing and within days the problem is corrected. Great huh!!

Faze I - In my own personal opinion is SUBSTANTIAL. Way to go Parkside. I can't wait to see Faze II .

6/24/96

&

June 21, 1996

702 Parkside Place, N.E.
Washington, D.C. 20019

Laura Richard, Chairman
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Dear Ms. Richards:

I am very pleased with the constrution of Parkside I. I have been a resident since May 1993. I moved into Parkside I with the anticipation of the second Phase, while the continuance of the uplifting and beautifying of the community .

I am in full support of the second Phase of Parkside II home development. If you have any additional concerns I may be reached at (202) 399-0242.

Sincerely,

Beverly M. Macon

Beverly M. Macon

6/24/96

June 21, 1996

719 Barnes Street, N.E.
Washington, D.C. 20019

Laura Richard, Chairman
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Dear Ms. Richards:

I am very pleased with the constrution of Parkside I. I have been a resident since March 1996. I moved into Parkside I with the anticipation of the second Phase, while the continuance of the uplifting and beautifying of the community .

I am in full support of the second Phase of Parkside II home development. If you have any additional concerns I may be reached at (202) 396-9086.

Sincerely,

Brady A. Woods