01/17/03

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN 17 PM 4:01

Geoffrey H. Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street N.W. Ste., 220 South
Washington, DC. 20004
CASE NUMBER Randle Highlands Manor 16896

Dear Zoning Adjustment Board

Property Line:

All buildings set back from the sidewalk if allowed this building would break our property line.

Parking:

The Petition with 71 names that address parking is all within 500 hundred feet.

Documents:

The memorandum, to Dr. Abdusalam Omer states that the apartment complex was 27 units. The purchase price under the Homestead Act proves that the unit was 27 (See attachments). Within the applicants filing documents there is an affidavit that has circles that states that AEDC will sell the resultant units to first time homebuyers who will live in it for five year (see attachments).

BZA
Case No. 16896
Exhibit No. 60

Board of Zoning Adjustment
District of Columbia
CASE NO.16896
EXHIBIT NO.60

Variances

The variances that they are asking for is for out of reach with our neighbor. Would you have to rezone? We are residential. Is this an irregular lot and area for this type of facility?

Please consider all of these matters.

Sincerely,

Geraldine C. Marshall

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WASHINGTON, D.C.

Reply To

HOMESTEAD PROGRAM ADMINISTRATION
51 "N" Street, N.E., #514
Washington, D.C. 20002
September 10, 1998

Mr. Albert Hopkins
President & CEO
Anacostia Economic Development Corporation
2019 Martin Luther King Avenue, SE
Washington, D.C. 20020

Dear Mr. Hopkins:

Congratulations! The Anacostia Economic Development Corporation has been selected to develop the District's Homestead property located at 1624,-26,-28 27th Street, S.E.

The purchase price for the property is $6,750. If you wish to accept this offer, a $250 deposit must be paid by cashier's or certified check, payable to the District of Columbia Treasurer, no later than Thursday, September 17, 1998, at 4:00 p.m., at the Homestead Program Administration, D.C. Department of Housing and Community Development, 51 "N" Street, N.E., Room 514. You also must submit the enclosed affidavit -- signed and notarized -- at that same time.

If you wish to inspect the properties prior to payment, you may contact Ms. Barbara Cannady-Masimini, on 535-1307, to arrange an appointment.

As developer of the properties, you would be required to:

1. Rehabilitate the property and ensure that each meets housing code standard or raze it;
2. Secure the property prior to and during rehabilitation, Homesteader selection and occupancy;
3. Sell each unit to a first time homebuyer who will live in it for at least five years; and
4. Ensure that the Homesteaders enroll in and successfully complete our homeownership training course.

Albert
293 6511

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
WASHINGTON, D.C.

MEMORANDUM

Reply To

TO: Dr. Abdusalam Omer
Deputy Chief Financial Officer
for Budget and Planning

THRU: Matthew J. Berlin
Chief Financial Officer, BSED Date: _____

FROM: Richard A. Monteith
Director
Department of Housing and
Community Development Date: 9-17-98

SUBJECT: Approval of Loan Agreement

Attached for your review and approval are the settlement documents for a 27-unit apartment complex in Randle Highlands, 1624,-26,28 27th Street, S.E., which would be sold to the Anacostia Economic Development Corporation ("AEDC") under the aegis of the Homestead Housing Preservation Act of 1986. We request expedited approval, to facilitate settlement no later than September 30, 1998.

AEDC proposes to raze the complex and build a 39-unit assisted living facility for elderly city residents. The project largely would be financed by direct funding from HUD and the application process for that financing could take up to a year. However, AEDC's commitment to DHCD would be to raze the property immediately. It is an awful eyesore and it abuts an upscale neighborhood. The Randle Highlands Civic Association, as well as many individual neighborhood residents have appealed to us to relieve them of the eyesore.

Our sales price is $6,750 and the total development cost would be $1,778,954. The Homestead Program Administration would lend $390,000 in gap financing.

Attached are copies of the Homestead Housing Preservation Act of 1986, and the settlement documents, which have been approved by the Office of the Corporation Counsel. Should you require any further information, I can be reached on 535-1970 and Lynn C. French, Homestead Program Administrator, can be reached on 535-1307.

AFFIDAVIT

This is to certify that the **ANACOSTIA ECONOMIC DEVELOPMENT CORPORATION ("AEDC")** hereby accepts the option to purchase and develop the **District of Columbia Homestead Program Administration's ("HPA")** property located at **1624,-26,-28 27th Street, S.E.** ("the property"). Attached is a cashier's or certified check, or money order, for $250, payable to the **D.C. TREASURER**, which is posted as a deposit on said property.

AEDC acknowledges that title to said property will be transferred at the time of closing, which shall take place no later than **September 30, 1998.** AEDC is aware that if closing does not take place within the agreed upon period of time, it could forfeit the property.

As developer of 1624,-26,-28 27th Street, S.E., AEDC acknowledges and agrees to fulfill the below-stated requirements of the **Homestead Housing Preservation Program.**

1) AEDC shall rehabilitate the property (or raze it) and ensure that it meets housing code standards.
2) The property shall be secured from purchase until sale.
3) AEDC will sell the resultant units to first time homebuyers who will live in it for five years.
4) AEDC shall ensure that the Homesteaders shall enroll in and successfully complete HPA's Homeownership Training Course.

ANACOSTIA ECONOMIC DEVELOPMENT CORPORATION

By, _____
Albert Hopkins, President & CEO

Sworn to and subscribed to before me this ____ day of _____, 1998.

_____
Notary

My commission expires:

B:LA - 16896

Thursday, January 16, 2003

EXHIBITS

Map of Pennsylvania Ave SE. too Texas Ave Se. R street too 27th Street.

Pictures of the CBFS

A is 1720 27 th street and 1724 27th street

B. is a view from R Street. And the lot

C. is a view of R Street CBF all in the same block.

D. is the lot and R Street.

E. is the Corner of 25th and R Street and the site down from the Corner and the garage.



A

1720 - 27th St.

SE.



1724 - 27th St.

S.E

The green on the balcony
OF CANOPY
GREEN - 1720 - 27th St
CANOPY - 1724 - 27th ST

B



Site of Lot on the Corner
Red dot shown Lot for Site or
behind the Stop Sign



27th Street 1700-Block,

The 1st MARK is 1720-Second

MARK 1724 - 27th Street



C

This is 2620-R St ← SE. Where The Ladder # 2 on the map



Where The Ladder is 2620-R St.

The detached House is 2510-R St. # 3 on The map

2600 & 2500 Hundred Block of R



The Blue Dot is The Ladder, And you CAN see the side of 2510-R St. SE.



This is the site of 27th & R St. So, up And. you ~~Are~~ ARE IN The 26th 25th Block of R. St. SE

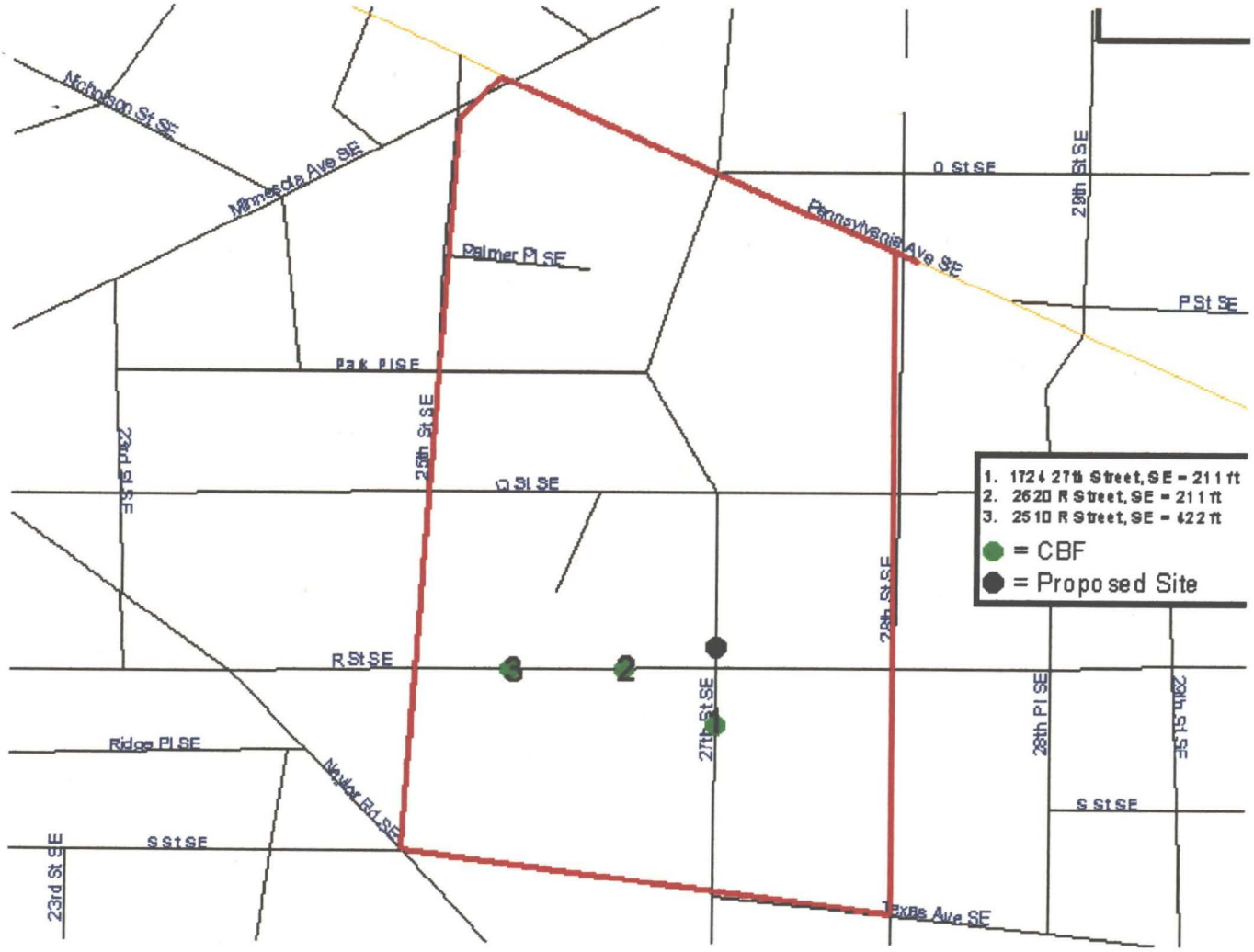


The E stop sign is the corner of 25th & R St. SE.

There is A Building before you get To 2510 - R - St. SE.



This is 2510-R St. SE.



BZA – 16896

1/16/2003

B A – 16896

Thursday, January 16, 2003

EXHIBITS

Exhibit # 1, 1A, 1b
Picture of a vacant lot on the Corner of 26th Minnesota Ave and the 1300 hundred block of 27th Street.

a. They have off street parking and is for sale by DCHD.

Exhibit # II, IIa
Picture of a two and three stories building located at 28th Street, N Street, 29th Street and Aancosita Street. A detached building

Exhibit # III
Picture of a building at 1501 27th Street for sale. A detached building

All of these locations are within ward 7. This addresses the October 29, 2002 submission page 2, *Other Sites Considered. These site have been vacant since 1997, 1998.*

F





FA



1 B







II

II A






Marvins Gardens
1501
FOR SALE
PAT HENRYK
REAL ESTATE
Marvins Gardens
1501
Chapel