2525 Minnesota Avenue, LLC
9316 Piney Branch Road
Suite 106
Silver Spring, MD 20903

Arlene V. Fox
2517 Minnesota Avenue, SE
Washington, DC 20020

Annie M. Satcher
2519 Minnesota Avenue, SE
Washington, DC 20020

Dear Ms. Fox and Ms. Satcher:

Following is our written response to the concerns and questions you raised in our phone conversation, the ANC meeting, and our subsequent meeting at your home.

- The primary concern seemed to center on the issue of unauthorized foot traffic traversing 2525 Minnesota Avenue and cutting across your rear property. We discussed the optoin of installing a fence along our adjoining property lines. Based on our discussion on site at the property, we will install a six-foot, board-on- board fence along the adjoining property line. We will run the fence back to the side of Ms. Satcher's home and install a new gate at that location.

- The second concern related to the potential for damage to your homes from the construction activity and debris and dust related thereto. Prior to construction, we will walk your property once again for an assessment of existing conditions. You will be introduced to the construction superintendent to whom you will have an open line of communication. In the highly unlikely event of damage, you have my commitment that any damage that may result from our revitalization efforts will be promptly corrected.

- You expressed a concern over the requested parking variance. The parking variance results from a technical exception requirement. Current zoning requires that we provide one space for each of our 10 homes. In fact, we are providing 13 spaces, 30% more than required. The variance is required because, due to site constraints, the parking spaces outlined at times cross adjoining property lines.

BZA
Case No. 17173
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 17173
EXHIBIT NO. 33

- An issue was raised regarding the environmental impact of our construction efforts stemming from another construction project on Minnesota Avenue that allowed water to run off the site. We will prepare a geotechnical report analyzing the sub-soil conditions after our site plan is approved. The approved site plan is necessary to guide us as to the appropriate locations for the soil borings. Once the geotechnical report is issued we will provide the ANC a copy.

- You inquired as to the use of the existing driveway off Minnesota Avenue. It is our plan to abandon the use of the driveway and remove it following construction. The current site plan for which we seek approval demonstrates that.

- You inquired about the choice of siding material. The front elevation and one side elevation of each townhome building will be brick and the rear and the remaining side will be vinyl siding.

I believe and hope that I addressed all matters raised. Of course, should any additional questions arise, please do not hesitate to call me at (301) 445-5000x105.

Sincerely,



Kevin P. O'Malley
Executive Vice President

cc: Dolly Davis, ANC Commissioner
John Patrick Brown
Loretta Tate
Evelyn Frazier