

ANACOSTIA HOMEOWNERS AND RESIDENTS ASSOCIATION
1336 Talbert Terrace, S.E. – Washington, D.C. 20020 – 202.678.8708

February 14, 2006

Mr. Anthony Mohammad
Chair, ANC 8A
PO Box 73878
Washington, D.C. 20056

Ms. Juanita Jefferson
Single Member ANC 8A05
1421 Morris Road, S.E.
Washington, D.C. 20020

RECEIVED
D.C. OFFICE OF ZONING
2006 FEB 14 PM 1:35

Re: 1265 Talbert Street, S.E., BZA Case No. 17360

Dear Mr. Mohammad and Ms. Jefferson:

This letter is in response to the attached January 6, 2006 draft letter of Stephen N. Gell, Attorney for Moises Maharai (re: Case # 17360), the final version of which you may or may not have received.

In his letter he starts off by saying that they have had two “very productive” meetings with our organization, The Anacostia Home Owners and Residents Association (AHRA). The meetings have been cordial but not productive. We remain opposed to the development project as described in the above referenced case because it will create a situation that will cause a negative impact on the already overcrowded parking situation in our neighborhood. Although they have reduced the number of proposed dwellings by two and commissioned a traffic study that primarily addresses traffic circulation patterns in our area, they have failed to come up with a solution that will provide at least one parking place, on site, for every dwelling unit in the proposed project.

As discussed in our letter of 9/5/05 to the BZA, the average household in 1997 had 1.6 vehicles which would clearly suggest that adequate parking for 46 three bedroom family dwelling units should include on site parking for $(1.6 \times 46 =) 74$ cars. Nevertheless, one parking space for every dwelling unit (46 spaces) should be the absolute bare minimum of on site parking spaces for the project. If each of these parking spaces is filled, then there would still be “parking spillover” into the already overcrowded surrounding streets by guest parking and service vehicles plus the statistical 0.6 vehicles for each of the dwelling units.

BZA
Case No. 17360
Board of Zoning Adjustment
District of Columbia
Exhibit No. 37
CASE NO. 17360
EXHIBIT NO. 37

Mr. Gell in his draft letter states that "they would be happy to state in the condominium rules that their residents would be directed to find parking on Talbert Street.....since many of the residents have driveways". The residents of Talbert Street however, **would not** be happy to have the parking overflow from the proposed development in front of their houses since more than 60% of the houses on Talbert Street do not have driveways or off street parking plus there are already two apartment buildings on Talbert Street comprising an additional 24 dwelling units which do not have any off street parking for their tenants.

As we stated in our September 5, 2005 letter to the BZA, we are not opposed to development in our area. However since we live here, we must oppose outside developers, who do not live here, who are trying to define for us what will be good and satisfactory for us, what we need and what we don't need. We therefore urge you to join us in opposing this (above referenced) development project **unless** they can provide at least one on site parking space for each of the dwelling units.

Yours sincerely:

A handwritten signature in black ink, appearing to read "Karen Hilliard", with a stylized flourish at the end.

Karen Hilliard, President

Anacostia Home Owners and Residents Association

CC:

Marion Barry, Councilmember Ward 8

Mary Cuthbert, ANC 8C

File BZA Case #17360