

Advisory Neighborhood Commission 4B
6856 Eastern Avenue, N.W.
Washington, D.C. 20012

2007 NOV - 6 PM - 1:48
DC OFFICE OF ZONING
RECEIVED

November 5, 2007

Ms. Ruthanne G. Miller, Chair
Board of Zoning Adjustment of the District of Columbia
441 4th Street, N.W., Suite 210 South
Washington, D.C. 20001

RE: Douglas Development, 3357 Square - *BZA Case No. 17679*
6923-6953 Maple Street, N.W. & 6916-6926 Willow Street, NW

Dear Chair Miller:

Advisory Neighborhood Commission 4B held a public meeting on October 25, 2007 at the 4th District Police Station, 6001 Georgia Avenue, N.W. The meeting was advertised properly and a quorum was present for all votes.

We discussed the proposal before you for special exceptions to construct apartments at 6923-6953 Maple Street, N.W. and at 6916-6926 Willow Street, N.W. We heard presentations from Mr. Millstein, a representative of the developer, Douglas Development, and the developer's attorney, and the project's architect.

Mr. Millstein noted that Douglas made several design changes since its last presentation before ANC 4B, including providing a wider public walkway through the project. He said that the developer will put covenants on the historic bungalows to require that they are for residential use only.

We also heard from Mr. Jack Werner, a nearby resident who objects to the project due to massing and environmental concerns, among others. Mr. Werner showed us a petition signed by about 20 of his neighbors who agree with him.

In a 6-2 roll call vote, the Commission adopted Commissioner Jones' motion to support the Douglas Development request. Voting "yes" to the motion were Commissioners Frederick Grant, Blondine Hughes, Gloria Palmer, Judi Jones, Yvonne Jefferson and Douglass Sloan. Commissioners Sara Green and Faith Wheeler voted "no."

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17679
EXHIBIT NO. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17679
EXHIBIT NO. 31

**Re: Douglas Development (Square 3357)
Ms. Ruthanne G. Miller
November 5, 2007
Page Two**

Here is the adopted resolution:

"In the matter of Douglas Development at 3357 Square, ANC 4B states the following

WHERE AS Douglas Development has consistently negotiated with HPRB about their project and kept the Takoma community informed and involved

WHERE AS the special exceptions are a result of a request from the community and HPRB to preserve, renovate, and move the historic houses on the lot

WHERE AS the Douglas Development has fully immersed itself into the community during community events, hosting meetings and gatherings making Douglas Development a part of the Takoma community and will continue to participate in the community.

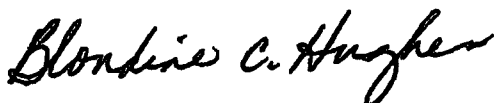
WHERE AS Douglas Development has stated that they will participate in the continued streetscape improvement in and around the Takoma metro station

WHERE AS Douglas Development and HPRB have properly informed the affected ANC (4B07) in a timely manner of all matters dealing with the development

BE IT THEREFORE RESOLVED, ANC 4B approve the special exceptions for the Square 3357 matter-of-right development and the affected ANC 4B07 commissioner represent ANC 4B in all matters dealing with this development."

Thank you for your consideration in this matter.

Sincerely,



**Blondine Hughes
Chair
Advisory Neighborhood Commission 4B**

cc: The Commissioners of Advisory Neighborhood Commission 4B

Advisory Neighborhood Commission 4B
6856 Eastern Avenue, N.W.
Washington, D.C. 20012

FAX COVER SHEET

November 5, 2007

To: Clifford Moy, Secretary, BZA

From: Blondine Hughes, Chair ANC 4B
Sara Green, Secretary, ANC 4B

This fax has three pages, including this cover sheet

Please call Sara Green at 202 829-8802 if you have any problems with the receipt of this fax or any questions about it.

Thank you!

2007 NOV -6 PM 1:48
-DC OFFICE OF ZONING
RECEIVED