

NAYLOR DUPONT

Advisory Neighborhood Commission 7B



District of Columbia Government
3200 S Street, S.E., Washington, DC. 20020
email: anc7b@pressroom.com
web: www.anc7b.org
phone: (202) 584-3400 fax: (202) 584-3420



November 3, 2008

Jerrily R. Kress, FAIA
Director, Office of Zoning
Board of Zoning and Adjustment (BZA)
441 4th Street, N.W.
Suite 210-South
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:34

RE: EYA Hillcrest Homes Application No. 17837

Dear Ms. Kress,

In response to your letter dated August 19, 2008 with regards to this application and as directed by the Office of Planning per Mr. Paul Goldstein, I am filing with your office the attached *one hundred and eleven* (111) numbered signed letters from Constituents residing in SMD 7B05 with regards to **Opposing** the EYA development proposal- BZA Application No. 17837 and the Office of Planning Large Tract Review No. 2008-04 for Parcels 208/04; 208/61; 208/63; 208/64, 208/65, and 215/27 bound by Branch Avenue, SE and Southern Avenue SE and Naylor Road SE. (*Note: a extra eleven letters in opposition have been attached*).

Copies of these same attached letters from these impacted residents and neighboring residents residing in Hillcrest also in opposition of this housing project living within my SMD, were deviled to the Office of Planning to Paul Goldstein on October 3, 2008. On October 6, 2008, Mr. Goldstein acknowledged to me receipt of these letters as well he, himself having received additional letters from Constituents residing in SMD 7B05.

As of the writing of this letter, please note the EYA developer or designated representative of record for this project, Aakash Thakkar, has not contacted nor shown interest to this SMD Commissioner towards efforts of presenting this

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17837

EXHIBIT NO. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 17837
EXHIBIT NO. 33

project to my SMD impacted residents. This was the same negative and dismissive attitude/approach Mr. Thakkar, used in 2005 when he presented the same concept for a housing proposal to **selected residents in the Hillcrest Community** versus trying to contact/reach out to the SMD Commissioner and solicit feedback from the impacted residents residing within the project area (7B05). At time, in 2005, he also did not request a meeting with 7B ANC. From the record, to date I, the SMD ANC Commissioner for this project area, have not heard from nor spoken with Mr. Thakkar with regards to this application and his interest in speaking with my Constituents.

In the same community meeting held in 2005 at the Lutheran Church located at the corner of Branch and Alabama Avenue, SE Mr. Thakkar, stated that if the majority of the residents did not want the development to occur he would “go away”. To date he has not kept his word because he continues to come back to the community with a project other than single family homes on the required lot sizes such as the homes currently in Hillcrest.

The following residents requested me to submit a letter on their behalf in **OPPOSITION** of Mr. Thakkar’s proposal. This number of residents is consistent with the same number of residents in opposition in 2005.

1. Kevin Moore
2. Melba Moore
3. Daniel Olds
4. William Da
5. Samuel Hooper
6. Nancy Harris
7. Shirley Butler
8. George Gregory
9. Ester Fletcher
10. Delores Walker
11. Gail Tyree
12. Elizabeth Garcia
13. Jay Keegan
14. Irene Haas
15. Emmett Clark
16. Linda Fletcher
17. Michael McFadyen
18. B. Harris
19. John Mudd
20. Rev. E. Parker
21. Gertrude Parker
22. Boyle Stuckey
23. Gloria Stuckey
24. Vincent Pere
25. Annette Perez
26. Joan Robinson
27. Devon Williams

28. John Smith
29. Vernon Nash
30. Willa Carter
31. Yvonne Dupree
32. 2501 Branch Avenue Se
33. 2501 branch Avenue Se (2nd signature)
34. 2601 Branch Avenue
35. Paul James
36. Audrey Britt James
37. Wendall Cunningham
38. Tamera C.
39. ?
40. 2609 Branch Ave Se
41. Betty Brown
42. J. Robinson
43. M Brown
44. L Harris
45. E. Dortch
46. Peter Dortch
47. M. and S Harrison
48. R Morrison
49. A. Biggs
50. Q. R. Briggs
51. J. Washington
52. 3020 Gainesville St
53. Charles Moreland
54. 3304 Gainesville, St SE
55. D. Johnson
56. J. Fleishman
57. B Sackett
58. Joyce more Paul and Family
59. M Briggs
60. Ernest Biggs, Jr.
61. T Stewart
62. 2808 33rd Street
63. G Gross
64. Shirley Hayes
65. A. Wilson
66. 3637 Bangor St Se
67. J. Hudson
68. Mr. and Mrs. Ruffin
69. D Daugherty
70. J. Moore
71. 2615 branch Avenue
72. Rose Marinari
73. 2406 33rd St Se and V. Strickland

- 74. 2711 32nd St Se
- 75. B Lewis
- 76. Linda Fennell
- 77. C Chichester
- 78. E. Vincint
- 79. S. Brawner
- 80. A. Foster
- 81. K. Love
- 82. B. Foster
- 83. Jose griffin
- 84. Ed H.
- 85. Jerome Brock
- 86. 2217 32nd St SE
- 87. 2200 32nd St Se
- 88. Yvonne Ross
- 89. P Lewis
- 90. K. Qaasim
- 91. B Hamlin
- 92. Robert Edmonds
- 93. Mary J.
- 94. Donna Hardy
- 95. Kelly Hardy
- 96. Norman Neal
- 97. Wydell Neal
- 98. 2847 Hillcrest Dr.
- 99. Kenneth Long
- 100. Ellen Davis
- 101. 3000 W Street SE
- 102. Francis. Howell
- 103. Frederick Howell
- 104. Marcellus Morrow
- 105. A. Smith
- 106. Joyce Jamison
- 107. M. Dallas
- 108. C. Mitchell
- 109. 109 B. Moore
- 110. K Burke
- 111. C. Profater, Jr.

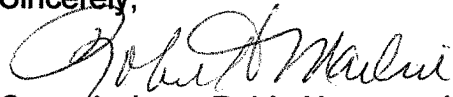
On Saturday November 8, 2008 the following additional letters were received and thus were not submitted to the OP:

- 112. C O'Dell
- 113. N. Curry
- 114. W. Curry
- 115. S. J. Curry

- 116. E. Lewis
- 117. C. Davis Esq.
- 118. J Ryan
- 119. 2515 32nd St SE
- 120. 2520 32nd St SE
- 121. M Hammond
- 122. D. Mallay

Please note that were I have assigned addresses beside the corresponding letter number versus a resident' s name, the signature/handwriting of that resident was not legible to me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robin Hammond Marlin".

Commissioner Robin Hammond Marlin
ANC 7B05

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 10 PM 4: 35

Dear Mr. Paul Goldstein:

This letter is in response to the notice from your office on the application for Large Tract Review (LTR) from the Hillcrest Homes Association LP to develop 54 single family homes.

I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

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- and other issues.

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Thank you for the opportunity to comment on the request.

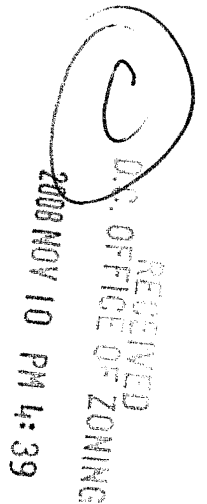
Kevin M. Moore 2522 33rd Street, S.E. Wash DC 20020
202-582-5777

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Date: November 6, 2008

ANC Work Sheet for Report RE: EYA to be presented to the BZA:

The ANC 7B is submitting this report to respond to zoning Regulation 3115; Section -3115.1 questions (a) through (I) per the requirement of the BZA,

(a) An Identification of the appeal or application: BZA application #17837

(b) Public meeting held to consider application was held:

- (1) SMD and Hillcrest Citizen meeting held September 23, 2008
- (2) Monthly scheduled community meeting – September 18, 2008
- (3) Executive meeting held November 6, 2008

(c) Whether proper notice was given of the meeting by ANC: Yes. See the attached notices for community meetings held. Notices were either hand delivered door- to- door or mailed.

(d) Number of Commissioners of the ANC that need to be present to constitute a quorum.

The ANC By- Laws state that a quorum constitutes a minimum of four (4) Commissioners be present.

- SMD Meeting- Commissioners Marlin, Hammond, Boyd, Moore, and Keith were present.
- Monthly Community Meeting – Commissioners Marlin, Hammond, Boyd, Moore, Eckles, and Keith were present. Also see attached meeting minutes where vote was taken to oppose the applicants request.
See attach minutes for September 18, 2008

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Melba C Moore 2522 33rd Street, SE Wash. DC 20020
(202) 582-5777

September 29, 2008

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:36

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

Dear Mr. Goldstein:

I oppose the EYA proposed subdivision in the Hillcrest community. I purchased my property in the Hillcrest community in 2000 because of the unique single family houses, large backyards and quiet neighborhoods. EYA's proposed subdivision in Hillcrest would drastically diminish the community as well as the lifestyle I envisioned when I moved to the community. EYA's request for variance relief should be denied.

Sincerely,

Homeowner

Daniel Olds
2500 33rd St, SE
Wash, DC 20020
202-583-9766

September 29, 2008

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D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:36

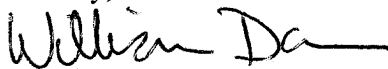
Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

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Sincerely,



Homeowner

2500 33rd St SE
WDC 20020
202-583-9746

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

Dear Mr. Goldstein:

EYA is requesting a variance in violations of the rules and regulations. Based on EYA's plans to develop the 54 townhomes, it should be making a request for new zoning provision for their land. Thus, I plead that their request for variances be denied.

Sincerely,

Homeowner

*Samuel Hooper
2600 33RD St. SE
202-584-2364*

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Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Thank you for the opportunity to comment on the request.

Nancy R. Hanne
2518 33rd St, SE
Washington, DC 20020
202 575-2696

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September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

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Sincerely,

Homeowner

Shirley Butler
2700 33rd St SE
Wash, DC 20020
Ph 202 582 6197

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September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
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Sincerely,

Homeowner

George M. Gregory
2605 33rd ST SE
Washington, DC
202-583-3170

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

Dear Mr. Goldstein:

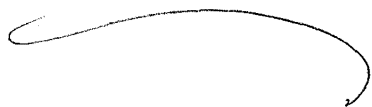
I would like to officially state my opposition to EYA's proposed Hillcrest Estates subdivision. I've lived in Hillcrest for 40 years, and my house is my only investment. EYA's plan to construct 54 townhouses in Hillcrest Heights would threaten my investment. As a senior citizen, I can not have my investment threaten. EYA's proposed development does nothing for our community. In fact, their plan would cause more traffic, higher crime and harm to the environment. I understand EYA's right to utilize its property, but the current proposed plan will harm Hillcrest residents' investments.

Please do not allow EYA's request for such extensive variances.

Sincerely,

Homeowner

Ether D. Fletcher
2604 - 33rd Street, S.E.
Washington, D.C. 20020
(202) 584 0130



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Went to 2501

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

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Sincerely,

Homeowner

*Delores H. Walker
2521 Branch Ave., SE.
Wash., DC 20020*

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September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
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Please do not allow EYA's request for such extensive variances.

Sincerely,

Homeowner

Gail Tyne
2601 33rd St SE
WDC 20020
202/582-0070

September 30, 2008

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

Gwendolyn Ross
2508 32nd St SE
Wash DC 20020

Dear Mr. Paul Goldstein:

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Thank you for the opportunity to comment on the request.

Sincerely,

Homeowner

Elizabeth GARCIA
2515 33 ST SE
W DC 20020
202/581-1023

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September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

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Please do not allow EYA's request for such extensive variances.

Sincerely,

Homeowner

Jay F. Keegan

2625 33rd St. SE

202-583-4565

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Thank you for the opportunity to comment on the request.

Mrs. Irene M. Haas Del# 202582-6396
2504-33rd St SE.
NE 20020

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Emmett Clark
2521 33rd St, S, E.
Wash, D.C. 20020
Emmett Clark
202-583-6212

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
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Washington, DC 20002

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Yours,

Vernon Nash
2517 Branch Ave SE
Wash, DC 20020

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2008 NOV 10 PM 4:37

September 26, 2008

Office of Planning
Paul W. Goldstein
801 N. Capitol Street NE Suite 4000
Washington, DC 20002

Dear Mr. Goldstein,

I wish to express my concern about the proposed project in Ward 7 which Hillcrest Homes Associates, LP is looking to build. As I am sure you are aware this land contains very steep slopes which are heavily wooded and contains a number of very large trees. Not only is much of this land not suited for buildings but removal of some of this forest cover on the lower portion of this slope as called for in the proposal could create a problematic situation.

Several neighbors have indicated that the Environmental Department is highly concerned about this aspect of the project. Furthermore, there has already been a history of landslides and retaining wall collapses in Hillcrest starting with the Penn Branch disaster many years ago. It should be noted for the record that the topography on the Southern Avenue tract is far less forgiving. City Officials, therefore, should be on heightened alert. For these reasons, I oppose the project as currently proposed.

John Smith

Sincerely,

*2801 Branch Ave SE
Washington DC*

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Jean B. Robinson
2713 Branch Ave S.E
Washington D C 20020

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Sincerely,
Devon

Devon L. Williams
2819 32nd St. SE
Washington DC
20020

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

- Change in the character of this neighborhood,
- Decrease in property values,
- Increase soil erosion,
- Increase in crime,
- Increase to the traffic flows,
- Lost of trees,
- Wildlife displacement in the neighbor,
- Increase in pest control for existing residents,
- and other issues.

I'm against through traffic of Southern Ave SE between Branch Ave and Naylor Road, this would increase the surrounding traffic flows and increase the number of vehicles that use the neighborhood for shortcuts to get around traffic jams, just to name a few.

Thank you for the opportunity to comment on the request.

Linda L. Fletcher 2604 33rd St, SE, WDC 20020 (202) 583-4595

RECEIVED
D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:36

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

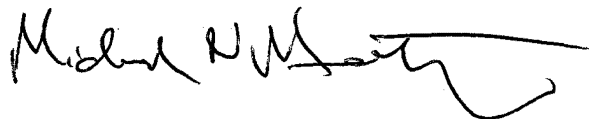
Subject: Application Number 17837 – EYA Development

Dear Mr. Goldstein:

I do not support the development or the granting of a variance for EYA's proposed development of 54 housing units (EYA will change this number of housing units to a much larger one if the variance is granted). The Hillcrest Residents support the development of homes that are comparable to the existing housing structures within the neighborhood.

Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,



Michael N. McFadyen

2625 33rd St SE

Washington DC 20020

202-583-4565

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D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:36

September 29, 2008

Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capitol Street, NE
Suite 4000
Washington, D.C. 20002

Re: Application Number 17837-EYA Development

Dear Mr. Goldstein:

I am a resident of Hillcrest and would like to express my strong opposition to EYA's plan to construct townhouses on the vacant land adjoining our community near Gainesville Street, Naylor Road and Southern Avenue, S.E.

I am also opposed to any plan to open up Southern avenue by constructing a new road between Branch Avenue and Naylor Road, S.E.

Both of these plans would significantly and negatively alter the quality of life that we (Hillcrest residents) bought in to and have hitherto enjoyed. We consider this to be an unwarranted intrusion on the expectation and desires of this community, and a breach of our trust in the zoning and planning limits contained in various government documents.

The negative impacts to our quality of life include:

- Loss of valuable green space and its environmental consequences
- Potential decrease in our property value
- Increase population density (the low population density was a major factor for us who bought our homes here several years ago when many others shunned Southeast Washington)
- Increased automobile traffic and its environmental impact
- Potential movement of criminal activity to our community

In contrast to the negative impacts listed above, we see no potential benefits to our community. We strongly urge that the existing zoning and planning limits on this vacant land be retained.

Sincerely,

Homeowner

Jeff J. Harris
2518 33rd St. SE.
202 575 2696

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D.C. OFFICE OF ZONING

September 29, 2008

2008 NOV 10 PM 4:37

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

Dear Mr. Goldstein:

I oppose the EYA proposed subdivision in the Hillcrest community. I purchased my property in the Hillcrest community in 2000 because of the unique single family houses, large backyards and quiet neighborhoods. EYA's proposed subdivision in Hillcrest would drastically diminish the community as well as the lifestyle I envisioned when I moved to the community. EYA's request for variance relief should be denied.

Sincerely,

Homeowner

John Paul Mudd

2612 33rd Street

Washington DC 20020

301-266-4151

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D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:36

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

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Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,

Rev. Earl Parker

202-575-0925

2621 33rd St. S.E.

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D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:37

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

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Specifically, EYA is seeking to build 54 housing units on lot sizes 1900 – 3300 sq. ft. (the typical home in Hillcrest has lot sizes from 5000 to 40,000 sq. ft). The housing units (these are not homes) will decrease the property value of the neighborhood substantially.

In addition, EYA is requesting a variance to allow them to build “housing units” with little or no rear or side yard spacing (this could potentially lead to a fire hazard). Lastly, the variance will allow EYA to build more than ONE UNIT ON LOT SIZES FROM 1900 – 3300 SQ FT.

I will not stand by and allow our neighborhood turn into PROJECT HOUSING!!!!

Sincerely,

Gertrude Parker
2621 33rd St. S.E.
202-575-0925

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

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Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,

Boyle Stuckey
Yomica Stuckey

2502 33rd St SE
202-582-0571

September 30, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol St. N.W. Suite 300
Washington, D.C. 20002

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:37

Re: Proposed EYA Development

Dear Mr. Goldstein

Hillcrest is considered one of the best kept secrets east of the river; it has had that distinction for many years. It is filled many single family homes as well as spacious yards that are unique to Hillcrest. Hillcrest is a place where the residents don't mind sharing their love and hard work of their properties so others can see, but we would like to keep it in tact. Our property will greatly be affected by EYA proposed development of a subdivision; their town homes will drastically alter our appearance.

I have been a long time resident of Hillcrest, almost forty years and I have seen Washington, D.C. grow. I have seen a metro added to our neighborhood which we embraced. I have seen families come, but most don't leave, when majority of the Hillcrest children grow up and move out on their own, they look to purchase homes in Hillcrest. My actual home has had three generations that have grown in our house, which is something that I am proud of because it shows the stability of our neighborhood. Furthermore I have a handicap parent and EYA approval for building such properties would put an added burden on our family with its new infrastructure, more crime because of the additional people and more devastation to the environment. At this present time with economy deteriorating, we cannot afford the depreciation of our home values.

In conclusion a townhouse subdivision would not compliment our community; in fact it would diminish our lifestyle that we have created for our families. That is why I hope the Office of Planning will understand why we oppose the variance relief EYA request and therefore denying it. Hillcrest would like to stay the best kept secret East of the river.

Sincerely


Vincent M Peryz

Long time Hillcrest resident

2811 32nd St SE
Washington Dc 20020

September 30, 2008

Paul W. Goldstein
Development Review Specialist
Office of Planning
801 North Capitol Street, N.E.
Suite 3000
Washington, D.C. 20002

RE: PROPOSAL E Y A HILLCREST ESTATES SUBDIVISION

As a resident of the Hillcrest Heights Community for over thirty years, it is imperative that I express my displeasure in learning that a subdivision is being considered for development by EYA in this area. When I was interested in purchasing a home and raising a family I discovered this community and was most impressed. The fact that each home was unique with its own individuality and not a replication of each other is one of the main highlights of this area.

If EYA plans to build detached townhouse type homes that are supposed to be like the homes in Hillcrest Heights, then why are they seeking variance relief from lot size to be as little as 1900 sq feet, rear yard to be as little as 5 feet deep, side yard to be as little as 4,9 feet, front yard to be as little as 15 feet deep. The minimum requirement in this zone is 25 feet, This is a community where people communicate, care and look out for each. The natural beauty of the area is the forestry and to replace that would be to the detriment of this show places East of he River.

I am hoping that the Board will review the EYA application very carefully.

Very truly yours



Annette D. Perez
Homeowner

2811 32nd St SE
Washington DC
20020

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2008 NOV 10 PM 4:37

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2008 NOV 10 PM 4:37

September 30, 2008

Paul W. Goldstein, Development Review Specialist
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Hillcrest Estates subdivision

Dear Mr. Goldstein:

I'm writing as a resident of Hillcrest community whose property will be greatly affected by the EYA's proposed development of a subdivision. EYA's requests for variance relief of the lot size and height requirements would drastically alter the appearance of my neighborhood. The Hillcrest community currently consists of brick single family homes with an average lot size in excess of 5000 square feet and typically only two stories high. Moreover, the homes in the Hillcrest community are unique in their architect. EYA plans to build 54 cookie cutters townhomes with average lots of 2000 square feet. EYA's proposed subdivision would not compliment the Hillcrest community environment, and thus reduce the value of our property.

I now understand why I was told that Hillcrest was one of the best kept secrets in Washington, D.C. – the greenery. There is no greenery on Capitol Hill, downtown D.C. or SW. EYA's proposal would deplete the greenery as well as the wildlife in the Hillcrest community. Hillcrest's greenery is an attraction that adds to community that is almost non existence anywhere else in the District. I take note that a private owner must be able use his property. However, I'm requesting that Office of Planning understand that the variance relief EYA is requesting in this instance is too great for such an established community.

Sincerely,

Willie Carter

Homeowner

2601 Branch Ave

RECEIVED
D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:37

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

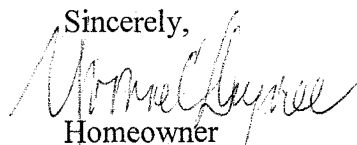
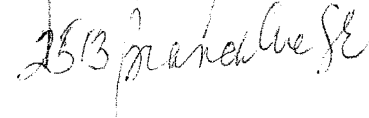
Re: Proposed EYA Development

Dear Mr. Goldstein:

I would like to officially state my opposition to EYA's proposed Hillcrest Estates subdivision. I've lived in Hillcrest for 40 years, and my house is my only investment. EYA's plan to construct 54 townhouses in Hillcrest Heights would threaten my investment. As a senior citizen, I can not have my investment threaten. EYA's proposed development does nothing for our community. In fact, their plan would cause more traffic, higher crime and harm to the environment. I understand EYA's right to utilize its property, but the current proposed plan will harm Hillcrest residents' investments.

Please do not allow EYA's request for such extensive variances.

Sincerely,


Homeowner


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D.C. OFFICE OF ZONING

2008 NOV 10 PM 4: 38

September 29, 2008

Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capitol Street, NE
Suite 4000
Washington, D.C. 20002

Re: Application Number 17837-EYA Development

Dear Mr. Goldstein:

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I am also opposed to any plan to open up Southern avenue by constructing a new road between Branch Avenue and Naylor Road, S.E.

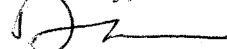
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- Increased automobile traffic and its environmental impact
- Potential movement of criminal activity to our community

In contrast to the negative impacts listed above, we see no potential benefits to our community. We strongly urge that the existing zoning and planning limits on this vacant land be retained.

Sincerely,


Homeowner

2501 Branch Ave SE

RECEIVED
D.C. OFFICE OF ZONING

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September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

Dear Mr. Goldstein:

I oppose the EYA proposed subdivision in the Hillcrest community. I purchased my property in the Hillcrest community in 2000 because of the unique single family houses, large backyards and quiet neighborhoods. EYA's proposed subdivision in Hillcrest would drastically diminish the community as well as the lifestyle I envisioned when I moved to the community. EYA's request for variance relief should be denied.

Sincerely,

Homeowner

2501 Branch Ave. SE.

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September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

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Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,



2601 Branch Ave SE
Washington DC
20020

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D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:38

September 30, 2008

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

Dear Mr. Paul Goldstein:

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I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

- Change in the character of this neighborhood,
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I'm against through traffic of Southern Ave SE between Branch Ave and Naylor Road, this would increase the surrounding traffic flows and increase the number of vehicles that use the neighborhood for shortcuts to get around traffic jams, just to name a few.

Thank you for the opportunity to comment on the request.

Sincerely,

Paul R. James
2407 Branch Ave. S.E.
WDC 20020
Homeowner

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D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:38

September 30, 2008

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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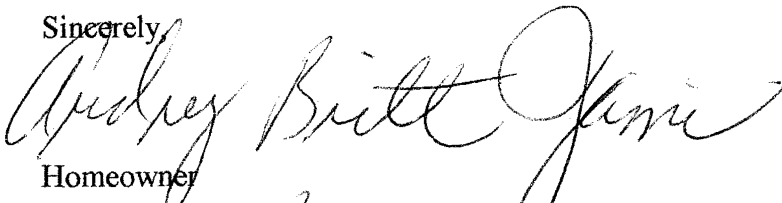
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Sincerely,


Homeowner
2407 Basrel Ave. S.E.
Wash, D.C 20020

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D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:38

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

Dear Mr. Goldstein:

EYA is requesting a variance in violations of the rules and regulations. Based on EYA's plans to develop the 54 townhomes, it should be making a request for new zoning provision for their land. Thus, I plead that their request for variances be denied.

Sincerely,



Homeowner

2411 Boardwalk AR SE
DC

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D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:38

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

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Specifically, EYA is seeking to build 54 housing units on lot sizes 1900 – 3300 sq. ft. (the typical home in Hillcrest has lot sizes from 5000 to 40,000 sq. ft). The housing units (these are not homes) will decrease the property value of the neighborhood substantially.

In addition, EYA is requesting a variance to allow them to build “housing units” with little or no rear or side yard spacing (this could potentially lead to a fire hazard). Lastly, the variance will allow EYA to build more than ONE UNIT ON LOT SIZES FROM 1900 – 3300 SQ FT.

I will not stand by and allow our neighborhood turn into PROJECT HOUSING!!!!

Sincerely,


2809 Branch Ave, SE

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D.C. OFFICE OF ZONING

September 29, 2008

2008 NOV 10 PM 4:38

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

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Sincerely,

Peter North
Homeowner

*2709 Branch Ave., SE
20020*

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September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

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Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul W. Goldstein", written over the word "Sincerely,".

RECEIVED
D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:38

September 30, 2008

Paul W. Goldstein, Development Review Specialist
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Hillcrest Estates subdivision

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I now understand why I was told that Hillcrest was one of the best kept secrets in Washington, D.C. – the greenery. There is no greenery on Capitol Hill, downtown D.C. or SW. EYA's proposal would deplete the greenery as well as the wildlife in the Hillcrest community. Hillcrest's greenery is an attraction that adds to community that is almost non existence anywhere else in the District. I take note that a private owner must be able use his property. However, I'm requesting that Office of Planning understand that the variance relief EYA is requesting in this instance is too great for such an established community.

Sincerely,

Homeowner

Quincy R. Briggs Jr. Life long Resident
2901 32nd St SE Wash, DC 20020
"PRIVATE HOME"

9/30/08

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

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Sincerely, *Joyce B. Washington*
2901 32nd St SE

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September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

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I will not stand by and allow our neighborhood turn into PROJECT HOUSING!!!!

Sincerely,

 9.30

2020 Bravesville St S.E

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September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

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Sincerely,

Charles D. Moreland
2901 32nd St SE
Washington, DC.

September 29, 2008

Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capitol Street, NE
Suite 4000
Washington, D.C. 20002

RECEIVED
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Re: Application Number 17837-EYA Development

Dear Mr. Goldstein:

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I am also opposed to any plan to open up Southern avenue by constructing a new road between Branch Avenue and Naylor Road, S.E.

Both of these plans would significantly and negatively alter the quality of life that we (Hillcrest residents) bought in to and have hitherto enjoyed. We consider this to be an unwarranted intrusion on the expectation and desires of this community, and a breach of our trust in the zoning and planning limits contained in various government documents.

The negative impacts to our quality of life include:

- Loss of valuable green space and its environmental consequences
- Potential decrease in our property value
- Increase population density (the low population density was a major factor for us who bought our homes here several years ago when many others shunned Southeast Washington)
- Increased automobile traffic and its environmental impact
- Potential movement of criminal activity to our community

In contrast to the negative impacts listed above, we see no potential benefits to our community. We strongly urge that the existing zoning and planning limits on this vacant land be retained.

Sincerely,

[Signature]
Homeowner
3308 Gainesville St SE
9/29/08.

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

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Dear Mr. Goldstein:

I oppose the EYA proposed subdivision in the Hillcrest community. I purchased my property in the Hillcrest community in 2000 because of the unique single family houses, large backyards and quiet neighborhoods. EYA's proposed subdivision in Hillcrest would drastically diminish the community as well as the lifestyle I envisioned when I moved to the community. EYA's request for variance relief should be denied.

Sincerely,

Homeowner

Julius Fleischman
2901 Gainesville St, SE
9-30-08

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

Dear Mr. Goldstein:

While I applaud the desire to build affordable homes in Ward Seven, however I do not applaud the “LOW STANDARD AND INFERIOR QUALITY” in EYA’s proposed development of 54 housing units (located on sites 208/04, 208/61, 208/63, 208-64, 208/65, and 215/27 located between Branch Avenue SE and Naylor Road along the District’s southeastern border with Prince Georges County, MD).

Specifically, EYA is seeking to build 54 housing units on lot sizes 1900 – 3300 sq. ft. (the typical home in Hillcrest has lot sizes from 5000 to 40,000 sq. ft). The housing units (these are not homes) will decrease the property value of the neighborhood substantially.

In addition, EYA is requesting a variance to allow them to build “housing units” with little or no rear or side yard spacing (this could potentially lead to a fire hazard). Lastly, the variance will allow EYA to build more than ONE UNIT ON LOT SIZES FROM 1900 – 3300 SQ FT.

I will not stand by and allow our neighborhood turn into PROJECT HOUSING!!!!

Sincerely,

Mrs. Beatrice Sackett
3200, Gainesville St. SE
Washington DC 20020
Sept 30th 2008

9/30/08

RECEIVED
D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:38

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

Dear Mr. Paul Goldstein:

This letter is in response to the notice from your office on the application for Large Tract Review (LTR) from the Hillcrest Homes Association LP to develop 54 single family homes.

I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

- Change in the character of this neighborhood,
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- Increase in crime,
- Increase to the traffic flows,
- Lost of trees,
- Wildlife displacement in the neighbor,
- Increase in pest control for existing residents,
- and other issues.

I'm against through traffic of Southern Ave SE between Branch Ave and Naylor Road, this would increase the surrounding traffic flows and increase the number of vehicles that use the neighborhood for shortcuts to get around traffic jams, just to name a few.

Thank you for the opportunity to comment on the request.

Joyce Moreland & Family
2901 32nd St S.E.
Washington DC 20020

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

RECEIVED
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*Ernest B. Biggs Jr. Date 9-30-08
3208 = Hainesville St. S.E.
Washington D.C. 20020*

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:38

September 29, 2008

Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capitol Street, NE
Suite 4000
Washington, D.C. 20002

Re: Application Number 17837-EYA Development

Dear Mr. Goldstein:

I am a resident of Hillcrest and would like to express my strong opposition to EYA's plan to construct townhouses on the vacant land adjoining our community near Gainesville Street, Naylor Road and Southern Avenue, S.E.

I am also opposed to any plan to open up Southern avenue by constructing a new road between Branch Avenue and Naylor Road, S.E.

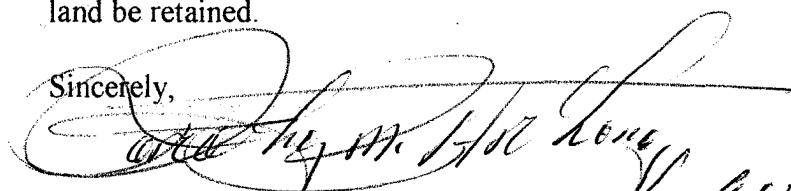
Both of these plans would significantly and negatively alter the quality of life that we (Hillcrest residents) bought in to and have hitherto enjoyed. We consider this to be an unwarranted intrusion on the expectation and desires of this community, and a breach of our trust in the zoning and planning limits contained in various government documents.

The negative impacts to our quality of life include:

- Loss of valuable green space and its environmental consequences
- Potential decrease in our property value
- Increase population density (the low population density was a major factor for us who bought our homes here several years ago when many others shunned Southeast Washington)
- Increased automobile traffic and its environmental impact
- Potential movement of criminal activity to our community

In contrast to the negative impacts listed above, we see no potential benefits to our community. We strongly urge that the existing zoning and planning limits on this vacant land be retained.

Sincerely,



(David Anthony)

2615 Branch Avenue, S.E.
Washington, DC 20020

September 29, 200

Paul W. Goldstein
Office of Planning
801 North Capitol S
Washington, D.C. 2

Re: Propc

Dear Mr. Goldstein:

EYA is requesting a variance in violations of the rules and regulations. Based on EYA's plans to develop the 54 townhomes, it should be making a request for new zoning provision for their land. Thus, I plead that their request for variances be denied.

Sincerely,

Rose Marie Marinari
2431 33rd St. SE
Shaw D.C. 20020

Homeowner

September 30, 2008

Paul W. Goldstein, Development Review Specialist
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Hillcrest Estates subdivision

Dear Mr. Goldstein:

I'm writing as a resident of Hillcrest community whose property will be greatly affected by the EYA's proposed development of a subdivision. EYA's requests for variance relief of the lot size and height requirements would drastically alter the appearance of my neighborhood. The Hillcrest community currently consists of brick single family homes with an average lot size in excess of 5000 square feet and typically only two stories high. Moreover, the homes in the Hillcrest community are unique in their architect. EYA plans to build 54 cookie cutters townhomes with average lots of 2000 square feet. EYA's proposed subdivision would not compliment the Hillcrest community environment, and thus reduce the value of our property.

I now understand why I was told that Hillcrest was one of the best kept secrets in Washington, D.C. – the greenery. There is no greenery on Capitol Hill, downtown D.C. or SW. EYA's proposal would deplete the greenery as well as the wildlife in the Hillcrest community. Hillcrest's greenery is an attraction that adds to community that is almost non existence anywhere else in the District. I take note that a private owner must be able use his property. However, I'm requesting that Office of Planning understand that the variance relief EYA is requesting in this instance is too great for such an established community.

Sincerely,

Homeowner

George m Love
2406 33rd St S.E
WASH, DC 20020

Virginia Strickland
3235 T St S.E.
Wash. DC 20020

0*

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

Dear Mr. Paul Goldstein:

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I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

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I'm against through traffic of Southern Ave SE between Branch Ave and Naylor Road, this would increase the surrounding traffic flows and increase the number of vehicles that use the neighborhood for shortcuts to get around traffic jams, just to name a few.

Thank you for the opportunity to comment on the request.

Indira Patel 2711 32nd St SE 202 583 4581

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

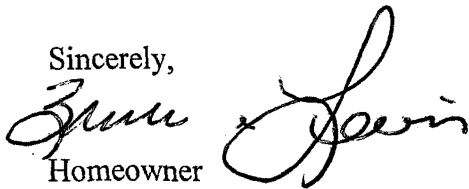
Re: Proposed EYA Development

Dear Mr. Goldstein:

I would like to officially state my opposition to EYA's proposed Hillcrest Estates subdivision. I've lived in Hillcrest for 40 years, and my house is my only investment. EYA's plan to construct 54 townhouses in Hillcrest Heights would threaten my investment. As a senior citizen, I can not have my investment threaten. EYA's proposed development does nothing for our community. In fact, their plan would cause more traffic, higher crime and harm to the environment. I understand EYA's right to utilize its property, but the current proposed plan will harm Hillcrest residents' investments.

Please do not allow EYA's request for such extensive variances.

Sincerely,


Homeowner


2711 32ND St SE
WASHINGTON DC
20020

September 30, 2008

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Thank you for the opportunity to comment on the request.

Sincerely,


Homeowner 2425 33rd St. SE
WDC 20020

September 30, 2008

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Thank you for the opportunity to comment on the request.

Sincerely,

Chester Churchster

Homeowner

2320 33rd St. S.E.

20020

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

Dear Mr. Goldstein:

While I applaud the desire to build affordable homes in Ward Seven, however I do not applaud the “LOW STANDARD AND INFERIOR QUALITY” in EYA’s proposed development of 54 housing units (located on sites 208/04, 208/61, 208/63, 208-64, 208/65, and 215/27 located between Branch Avenue SE and Naylor Road along the District’s southeastern border with Prince Georges County, MD).

Specifically, EYA is seeking to build 54 housing units on lot sizes 1900 – 3300 sq. ft. (the typical home in Hillcrest has lot sizes from 5000 to 40,000 sq. ft). The housing units (these are not homes) will decrease the property value of the neighborhood substantially.

In addition, EYA is requesting a variance to allow them to build “housing units” with little or no rear or side yard spacing (this could potentially lead to a fire hazard). Lastly, the variance will allow EYA to build more than ONE UNIT ON LOT SIZES FROM 1900 – 3300 SQ FT.

I will not stand by and allow our neighborhood turn into PROJECT HOUSING!!!!

Sincerely,

*Evelyn T. Vincent
2328-33rd St SE.*

September 30, 2008

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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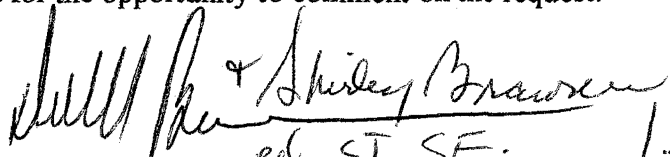
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Thank you for the opportunity to comment on the request.

Sincerely,


2410 33rd ST. SE.
WASH. D.C. 20020 9/30/08

Homeowner

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

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Sincerely,

Alice A. Foster
2315 33rd St SE
DC 20020
202.584.4261
9/30/08

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Thank you for the opportunity to comment on the request.

Karen M. Lane
2406 33rd St. S.E.
Wash, D.C. 20020

202-581-4190

9/30/08

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Benjamin F. Foter
2315 B3rd St SE
DC 20020
202.584.4261
4/29/08

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Joseph N. Griffith - 2435 33rd St, SE. / WDC
9/30/08 20020

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

Dear Mr. Goldstein:

I would like to officially state my opposition to EYA's proposed Hillcrest Estates subdivision. I've lived in Hillcrest for 40 years, and my house is my only investment. EYA's plan to construct 54 townhouses in Hillcrest Heights would threaten my investment. As a senior citizen, I can not have my investment threaten. EYA's proposed development does nothing for our community. In fact, their plan would cause more traffic, higher crime and harm to the environment. I understand EYA's right to utilize its property, but the current proposed plan will harm Hillcrest residents' investments.

Please do not allow EYA's request for such extensive variances.

Sincerely,

Homeowner

Howard J. [Signature]
2217-32ND St S.E.
Washington, D.C. 20020

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

Dear Mr. Goldstein:

I do not support the development or the granting of a variance for EYA's proposed development of 54 housing units (EYA will change this number of housing units to a much larger one if the variance is granted). The Hillcrest Residents support the development of homes that are comparable to the existing housing structures within the neighborhood.

Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,

 Evelyn S. Davis SDS

10-1-08

2200-32nd St. S.E
WASHINGTON D.C. 20020

September 30, 2008

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Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Sincerely,

Yvonne J. Ross

Homeowner

Address: 2200- 32nd St. S.E,
WASH. D.C. 20020

September 30, 2008

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Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Sincerely,



Homeowner

2711-32nd St, SE
WASH, DC 20020
9/30/08

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

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Please do not allow EYA's request for such extensive variances.

Sincerely,

Kakeisla Qaasim

Homeowner 2714 32nd St., SE
Washington, DC 20020

September 30, 2008

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Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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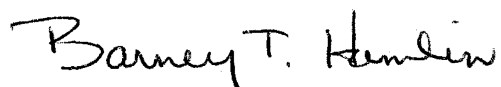
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Sincerely,



Homeowner

2718-32nd St., SE

Washington, DC 20020-1450

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Robert Edmonko 2728 32nd St SE. 20020

9/30/08

September 30, 2008

Paul W. Goldstein, Development Review Specialist
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Hillcrest Estates subdivision

Dear Mr. Goldstein:

I'm writing as a resident of Hillcrest community whose property will be greatly affected by the EYA's proposed development of a subdivision. EYA's requests for variance relief of the lot size and height requirements would drastically alter the appearance of my neighborhood. The Hillcrest community currently consists of brick single family homes with an average lot size in excess of 5000 square feet and typically only two stories high. Moreover, the homes in the Hillcrest community are unique in their architect. EYA plans to build 54 cookie cutters townhomes with average lots of 2000 square feet. EYA's proposed subdivision would not compliment the Hillcrest community environment, and thus reduce the value of our property.

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Sincerely,

Homeowner

Mary Jaetta
3222
Frankford St
S.E.
20070

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

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Please do not allow EYA's request for such extensive variances.

Sincerely,

Donna Hardy
Homeowner

*3212 Sainsville St SE
Wash DC 20020
9/30/08*

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

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Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,

Kelly Hardy 9/30/08
3212 Gainesville St SE
Washington, DC 20020
9/30/08

September 30, 2008
2811 33rd Street, SE
Washington, D.C., 20020

Office of Planning
801 North Capital Street, N.E.
Suite 4000
Washington, D.C., 20002

ATTN: Mr. Paul Goldstein

Dear Mr. Goldstein:

I am a resident of Hillcrest and want to register my opposition to EYA's request for any and all zoning variances in order to construct a residential development containing fifty-four dwellings behind Gainesville Street S.E.

I am opposed to granting 1) special exception relief to permit two or more principal buildings or structures on a single subdivided lot (2516.1); 2) variance relief from the maximum number of building stories requirement (400.1); 3) variance relief from the lot area and lot width requirements (401.3); 4) variance relief from the rear yard requirement (404.1); 5) variance relief from the side yard requirement (405.9); and 6) variance relief from the requirement to provide open space in front of the building entrances (2516.5).

The proposed residential development is completely opposite in character to my present Hillcrest neighborhood. Hillcrest is a community of houses with large lawns of green grass, large trees, small animals and birds. The proposed development is a neighborhood of bricks and concrete.

The proposed type of development would be detrimental to our present Hillcrest community in many respects. These include but are not limited to the following:

- Probably decrease in property values.

- Increase in traffic which is already excessive.

- Loss of many trees.

- The two preceding detriments would increase air pollution.

- Possible overflow of parking onto our streets from the development's limited parking spaces.

- Possibility of significant number of unsold houses.

- Potential of increase in crime.

- Potential for soil erosion.

- Possibility of the opening of streets that presently are not through streets.

Should these variances be granted our neighborhood could lose much and benefit nothing. I ask you to deny the requested variances.

Sincerely,

Cherry W. O'Dell
Cherry W. O'Dell

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D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:38

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

Dear Mr. Paul Goldstein:

This letter is in response to the notice from your office on the application for Large Tract Review (LTR) from the Hillcrest Homes Association LP to develop 54 single family homes.

I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

- Change in the character of this neighborhood,
- Decrease in property values,
- Increase soil erosion,
- Increase in crime,
- Increase to the traffic flows,
- Lost of trees,
- Wildlife displacement in the neighbor,
- Increase in pest control for existing residents,
- and other issues.

I'm against through traffic of Southern Ave SE between Branch Ave and Naylor Road, this would increase the surrounding traffic flows and increase the number of vehicles that use the neighborhood for shortcuts to get around traffic jams, just to name a few.

Thank you for the opportunity to comment on the request.

Nicholas Johnson-Curry
2701 33RD ST SE
WASHINGTON D.C 20020
9/30/08

September 30, 2008

Paul W. Goldstein, Development Review Specialist
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Hillcrest Estates subdivision

Dear Mr. Goldstein:

I'm writing as a resident of Hillcrest community whose property will be greatly affected by the EYA's proposed development of a subdivision. EYA's requests for variance relief of the lot size and height requirements would drastically alter the appearance of my neighborhood. The Hillcrest community currently consists of brick single family homes with an average lot size in excess of 5000 square feet and typically only two stories high. Moreover, the homes in the Hillcrest community are unique in their architect. EYA plans to build 54 cookie cutters townhomes with average lots of 2000 square feet. EYA's proposed subdivision would not compliment the Hillcrest community environment, and thus reduce the value of our property.

I now understand why I was told that Hillcrest was one of the best kept secrets in Washington, D.C. – the greenery. There is no greenery on Capitol Hill, downtown D.C. or SW. EYA's proposal would deplete the greenery as well as the wildlife in the Hillcrest community. Hillcrest's greenery is an attraction that adds to community that is almost non existence anywhere else in the District. I take note that a private owner must be able use his property. However, I'm requesting that Office of Planning understand that the variance relief EYA is requesting in this instance is too great for such an established community.

Sincerely,

Homeowner

Shelagh Cronin
2701 33rd St, SE

9/30/08

September 30, 2008

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

Dear Mr. Paul Goldstein:

This letter is in response to the notice from your office on the application for Large Tract Review (LTR) from the Hillcrest Homes Association LP to develop 54 single family homes.

I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

- Change in the character of this neighborhood,
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- Increase soil erosion,
- Increase in crime,
- Increase to the traffic flows,
- Lost of trees,
- Wildlife displacement in the neighbor,
- Increase in pest control for existing residents,
- and other issues.

I'm against through traffic of Southern Ave SE between Branch Ave and Naylor Road, this would increase the surrounding traffic flows and increase the number of vehicles that use the neighborhood for shortcuts to get around traffic jams, just to name a few.

Thank you for the opportunity to comment on the request.

Sincerely,



Homeowner

2711 - 32nd St, SE
WASH., DC 20020
202) 583-4581

Cecelia O. Davis Esq.
2801 32nd St SE
Washington, DC 20020

September 30, 2008

Mr. Paul Goldstein, Dev. R. Spec
Office of Planning
801 N. Capitol St., NE, Ste 400
Washington, DC 20002

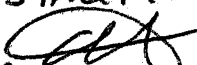
Dear Mr. Goldstein:

I am writing to express opposition to EYA's application to build 54 single family homes on the wooded area in the rear of Gainsville St, SE. I am especially opposed to granting variances to zoning regarding lot sizes and opening streets to traffic via Naylor Road and Suitland Road.

I have been a homeowner in this area for over ten years and specifically selected this neighborhood over other areas in DC, MD and VA because of the secluded charm, low violence and low thoroughfare traffic.

Please do not allow EYA to follow through its current building proposal.

Sincerely,


Cecelia O. Davis, Esq

(117)

10.1.08

Jennifer Ryan
2601 32nd Street S.E.
90000

September 29, 2008

Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capitol Street, NE
Suite 4000
Washington, D.C. 20002

Re: Application Number 17837-EYA Development

Dear Mr. Goldstein:

I am a resident of Hillcrest and would like to express my strong opposition to EYA's plan to construct townhouses on the vacant land adjoining our community near Gainesville Street, Naylor Road and Southern Avenue, S.E.

I am also opposed to any plan to open up Southern avenue by constructing a new road between Branch Avenue and Naylor Road, S.E.

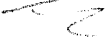
Both of these plans would significantly and negatively alter the quality of life that we (Hillcrest residents) bought in to and have hitherto enjoyed. We consider this to be an unwarranted intrusion on the expectation and desires of this community, and a breach of our trust in the zoning and planning limits contained in various government documents.

The negative impacts to our quality of life include:

- Loss of valuable green space and its environmental consequences
- Potential decrease in our property value
- Increase population density (the low population density was a major factor for us who bought our homes here several years ago when many others shunned Southeast Washington)
- Increased automobile traffic and its environmental impact
- Potential movement of criminal activity to our community

In contrast to the negative impacts listed above, we see no potential benefits to our community. We strongly urge that the existing zoning and planning limits on this vacant land be retained.

Sincerely,


Homeowner



10-1-08
2515 32nd St SE
WASH, DC 20020

September 29, 2008

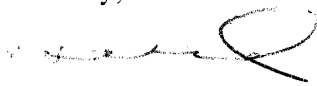
Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

Dear Mr. Goldstein:

EYA is requesting a variance in violations of the rules and regulations. Based on EYA's plans to develop the 54 townhomes, it should be making a request for new zoning provision for their land. Thus, I plead that their request for variances be denied.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, possibly "John" or "James", followed by a large, sweeping flourish.

Homeowner

10.1.08
2520 32nd St SE
Wash. DC 20020

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

Dear Mr. Goldstein:

I do not support the development or the granting of a variance for EYA's proposed development of 54 housing units (EYA will change this number of housing units to a much larger one if the variance is granted). The Hillcrest Residents support the development of homes that are comparable to the existing housing structures within the neighborhood.

Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely, *Mary & Lozupone*

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

Dear Mr. Paul Goldstein:

This letter is in response to the notice from your office on the application for Large Tract Review (LTR) from the Hillcrest Homes Association LP to develop 54 single family homes.

I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

- Change in the character of this neighborhood,
- Decrease in property values,
- Increase soil erosion,
- Increase in crime,
- Increase to the traffic flows,
- Lost of trees,
- Wildlife displacement in the neighbor,
- Increase in pest control for existing residents,
- and other issues.

I'm against through traffic of Southern Ave SE between Branch Ave and Naylor Road, this would increase the surrounding traffic flows and increase the number of vehicles that use the neighborhood for shortcuts to get around traffic jams, just to name a few.

Thank you for the opportunity to comment on the request.

May Hammond
2132 Branch Ave SE

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

Dear Mr. Goldstein:

I do not support the development or the granting of a variance for EYA's proposed development of 54 housing units (EYA will change this number of housing units to a much larger one if the variance is granted). The Hillcrest Residents support the development of homes that are comparable to the existing housing structures within the neighborhood.

Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,

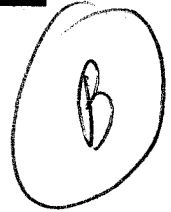
D. Malley
8342 Ene 82 SE

NAYLOR DUPONT

Advisory Neighborhood Commission 7B



District of Columbia Government
3200 S Street, S.E., Washington, DC. 20020
email: anc7b@pressroom.com
web: www.anc7b.org
phone: (202) 584-3400 fax: (202) 584-3420



* Copy for BZA Record - see page 3
BZA Application - # 17837

ANC Community Meeting Minutes for September 18, 2008

Meeting called to order at 7:10 pm.

Prayer by Pastor Senger

Roll call to determine a quorum.

Commissioner Attendance.

Commissioner Eckles - present
Commissioner Ways - absent
Commissioner Moore - present
Commissioner Hammond - present
Commissioner Marlin - present
Commissioner Keith - present
Commissioner Boyd - present
There is a Quorum .

Police Report

Officer Marable (PSA 605) and Sergeant Barnes Tutt (Assigned 607) presented the crime statistics in PSA 605, 606, and 607. He provided the following information: Lt Dennis was awarded an achievement award plus a car to take home. She was given this award due to a drop in crime. Shootings are up in 6D and the Commander will allocate more resources to our district. Sector I is PSA 601-604 and Sector II is PSA 605 to 607. We (PSA 606, 605, and 607) are in sector II.

Midnight shift gets calls from group homes regarding missing persons.

SRO - (school resource officers) are in place at each school. Truancy Vans ride through the areas. There is one (1) van for each police district and Vincent Turner is in charge of the SRO.

Vice unit is working on Las Vegas (the side of Marberry Plaza). The watch commander is assigned for each tour; however at this time the number is currently out of order for this office/location.

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FEMS Report

No one was present to give a report or update from the DC Fire Department.

Speaker: Dan Murphy accompanied by Anthony Ross from the DC BOEE gave a presentation that spoke to the following:

- Voter registration deadline is October 6,, 2008 and there are registration forms on line
- Regarding Handicap Accessibility to poll places. He states there are surveys conducted to determine if this service is needed and if your pooling place is not Handicap assessable you can go to any voting poll location to vote and use a special ballot. There are total of 142 polling locations in DC.
- Poll Workers are paid \$100.00; 120.00 up to \$160.00 per day. These are paid volunteers.
- Voter registration- under Federal Law we can not just take a voter off the roles. The procedure is the BOEE sends out a card to everyone that did not vote in an election period; if the card comes back undeliverable or marked moved this voter is placed in an in-active status. However, then if the person shows-up the next to vote, they must vote by special ballot. Their ballot will count. Their registration then gets reactivated and re-entered back into the system.

The following are exerts of Questions from citizens:

What would be a Justification for the relocation of a polling place?

Response by Mr. Murphy/Ross: BOEE trying to put citizens in a logical place to vote due to possible address and census changes.

Explain the fees you quoted for pool workers?

Response by Mr. Murphy: "\$120.00 is paid to the ballot clerk; \$140.00 for precinct technician (trouble shooter; takes down the machines) and \$160.00 for a precinct captain. How do you remove a dead person from voter rolls?

Response from Murphy /Ross; "We obtain death registration from the Department of Commerce. Also out of state registration sends information to the BOEE to remove the name from out list. Family members can send a letter, no death certificate is required or needed to take a person on the list."

A special ballot is count if the voter is properly registered; then the office researches the ballot afterwards.

It was brought up that a candidate was escorted by a board of Election representative the election line and he escorted her into the building.

How long does it take for a new voter to get registered?

Response by Mr. Murphy: "A week but do not need a card to vote. Give number to call.

Why aren't there enough electronic voting machines in the precincts?

Response by Mr. Murphy: “Under federal law it is required to have one (1) electronic machine in each precinct, but really it is there for persons with a disability; but any voter can choose to use it.

People come in and ask which precinct they are to vote at. There is a ‘ASK ED’ device/computer in every precinct. Sheila Brown, citizen, stated Poll workers use to have to look up voters not on the master list and can tell them which precinct to vote at. Mr. Murphy stated ASK ED also has an inactive list of voters that can also be accessed.

Citizens complained that they did not receive anything i/e/, stub, after voting. Mr. Murphy states BOEE will no longer give the stub from the ballot due to the perforation getting stuck in the machine when ballot is entered. Mr. Murphy states CM Cheh is holding a hearing the 1st week of October 2008. With regards to Absentee voting –you need a reason and you have to have an excuse to vote absentee. For example: if you are or will be out of the district; if you are disabled. You send a request in writing to BOEE along with your address and signature. This request must be received by Oct 20th. On the form it will ask why are you voting a “special ballot” and the reason will dictate if your ballot is/will be counted.

Community Concerns

Julius Fleishman, an impacted resident to the EYA development proposal, spoke on the EYA project. He asked that the ANC make a motion to reject the EYA proposal as it has been filed with the BZA. He also inquired to all in attendance, “if anyone knows of how to involve Legal aid in this process”..

Commissioner Eckles supported his request for a motion then asked Commissioner Marlin (since it was her SMD) to frame the motion. She further stated, *When the ANC has taken a position to a specific BZA action, there must be a legal finding to any issue we (the ANC) raise.*

Commissioner Marlin made the following motion: “I move that ANC 7B oppose the EYA project as it is currently being presented to the BZA, and that the 2005 Resolution presented 3 years ago to the Office of Planning (Ellen McCarthy, Director) inclusive of any documents opposing the extension of Southern Avenue, SE. be accepted as apart of this motion.

Seconded by Commissioner Keith.

Chair Hammond requested that the minutes record the vote to be unanimous.

Commissioner Marlin stated she will revisit the issue of the Southern Avenue extension. ***The Commission hereby designates Robin Hammond Marlin to the spokesperson for the EYA Hillcrest project duration.***

Discussion of Penn Branch Shopping Center.- requested by Vivica Miller.

Points heard—citizens feel the leased space and the Dc government space may not be held on to by the owner due to changes made by Deputy Mayor for Economic Development. The agencies currently housed in the shopping center are the DC-DMV

30,000sq ft vs. the new proposal of only 17,000 sq ft of government space now being proposed by the Deputy Mayor for Economic Development. This change will still include residential and commercial space. Citizens asked the Councilmember (CM) if the DOES was being put in the Penn Branch shopping center.

CM Y. Alexander stated that DC-DMV is the only confirmed agency to remain. She states, "I think that notion is over-- meaning the Employment Center" She states the "executive is not speaking to each other". She suggested that the citizens get in touch with Robin E. Jasper and direct questions regarding the lease issue to her and then copy the Mayor and Neil Albert.

Commissioner Roundtable.

Skyland Update

KFC imminent domain is not completed. It should be completed or final by the end of this year. Developer has stated that when the PUD is submitted, it will take at least a year (until) 2009. The design phase should be completed before 2010; takes at least 24 months. Completion year/date for the shopping center is projected at year 2011.

Announcements

Joint Utility discount day Sept 30th 8-7pm

Blessing of the trees Sat Sept 20 11-4pm

Anacostia Coordinating Council Boat Ride Sept 27th

Friends of Gregorary Lea Market Oct 18

Green Job Fair Sat Sept 27 9-7pm

Hillcrest Recreation Center Senior Program (looking at programs and scheduling classes)

Meeting adjourned at 9:50pm


Robin Hammond Marlin, Secretary

- Executive Meeting – Commissioners Eckles, Marlin, Hammond, Boyd and Keith were present.

(e) Issues and concerns of the ANC about the application (as relates to the standards of the Zoning Regulations against the application):

The ANC is against granting a variance for lot size, and exemptions from front, back and side yards. The ANC essentially feels the applicant is seeking a wide array of variances in attempting to increase the density on the land contrary to their argument that they have decreased the number of housing units from townhouse to single family homes with the variance request. The new approach to placing housing on the land is “a back door rezoning”.

The ANC has valid concerns when representing their constituents concerns for the increase in additional and unnecessary traffic. The corridor has an unbelievable traffic congestion that has not be migrated by the numerous traffic calming tools that evolved from an increase and lengthy DDOT driven t traffic calming study conducted in the year 2005.

Topography of land present concerns to the abutting homeowners as it pertains to erosion of the land that is expressed in the soil sampling reports submitted by the applicant. Further, the Constituents are concerned for the number of lost of trees and the lost of the existing tree scape the land currently offers. The trees serve as a buffer to the adjacent roadways, the crime that plagues the Naylor Road corridor, and the trees provide a large degree of air quality for our environment thus keeping constant with trying to achieve air quality standards by absorbing millions of exhaust pollutants created by the large volumes of traffic.

Opening of roads to more traffic and crime is vehemently opposed by all Constituents residing in this project area.

The Constituents feel that there is no need for the applicant to provide additional housing in this area. The Comprehensive Plan does not identify this site/land as develop areas for TOD (trans-orientated development) nor for opportunity for “bonus density” to balance. Further the metro station the applicant references in its application is in Maryland and is not a safety nor a quick walk as the applicant would have you to believe. There are existing houses in Hillcrest that are vacant and have been for sometime. Thus there is no need for additional increase in housing that will deviate from the single family homes on the required lot size, with the required front back and side yards. The residents stand by their request that the land be built according to the current zoning regulations so that the homes will conform to, (i.e. be in size, structure, and material and yard size of) the existing homes in Hillcrest.

(f) The recommendation of the ANC as to the disposition of the application

The ANC has voted to OPPOSE the applicant's request for a variance. The ANC position is reflected in the minutes of September 16, 2008. Reflected in the 2005 Resolution and reflected in the several SMD meetings held with impacted and neighboring Cosntituents.

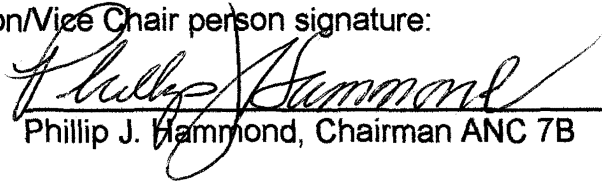
(g) Vote on the motion to adopt this report to the BZA:

1. Commissioner Eckles – yes
2. Commissioner Ways - absent
3. Commissioner Moore – absent
4. Commissioner Hammond – yes
5. Commissioner Marlin- yes
6. Commissioner Keith - yes
7. Commissioner Boyd – yes

(h) Name of the person who is authorized by the ANC to present the report:

Robin Hammond Marlin, SMD Commissioner 7B05

(i) Chairperson/Vice Chair person signature:

 Date: 11-10-08
Phillip J. Hammond, Chairman ANC 7B

Comments:

Abash Thacker Contact the Chair of the ANC the morning of the day of the community monthly meeting, October 16, 2008 to ask if he could come to the meeting that evening. In a dismissive act, versus pre-scheduling ahead of time to get on the ANC 's agenda the applicant waited five (5) months from the date of the filing of the application (6/2/08) for variance with the BZA to arrange a meeting to present to the ANC.

Please note that the applicant presented this same concept to the citizens of the Hillcrest community in 2005. At that time the citizens overwhelmingly were against any other type of housing other than single family homes on the required lot sizes. Granting a variance for this applicant will change the fabric of the existing community, a community with history and established footprint. The applicant has not been forthcoming to the community residents with pricing for the units nor with a floor plans, nor with the materials the houses will be built of. It is not clear what the height will be of the houses. When asked publicly why the applicant is seeking a variance change (from building single family homes), the applicant has not given a plausible reason.

The ANC can find no valid reason o grant this applicant a variance based on the reasons expressed in the applicants application. For the BZA to grant a variance

thus permitting this subdivision would be detrimental to the Hillcrest community; to the existing fabric of a community striving to maintain its property values and its integrity. Given the current housing market, what is not needed is 54 possibly vacant low priced housing sitting in a community that already has available housing units. To create another subdivision in the Hillcrest community would be doing so in attempts to take advantage of the Hillcrest residents and the Hillcrest community's name.

ANC 7B

There will be a community meeting held on
Tuesday September 22, 2008



TO DISCUSS THE PROPOSED EYA HOUSING DEVELOPMENT

THE MEETING WILL BE HELD AT THE LUTHERAN CHURCH
LOCATED AT THE CORNER OF ALABAMA AVENUE AND
BRANCH AVENUE SE @ 6:30pm

Brief Summary:

The developer is seeking a variance from the regulated city lot of 5,000 sq ft for a single family home. Their proposal is requesting relief to be able to place one than one house on a city lot.

I have been told by many of you that Chairman Vincent Gray has told several impacted Hillcrest resident's that he will be supporting the Residents this time against the project and that he will "not let the development happen". I was told Mr. Gassaway has also told some neighbors the same. The project will possibly create the extension of 33rd and 32nd Streets in the near future and it names extending Southern Avenue to Naylor Road, SE as part of the variance application.

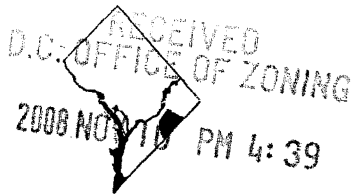
Please come out to give your input in this project. The Office Planning needs to hear from you.

Sincerely,

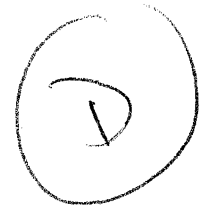
Robin Hammond Marlin,
Your ANC Commissioner for 7B05

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NAYLOR DUPONT
Advisory Neighborhood Commission 7B



District of Columbia Government
3200 S Street, S.E., Washington, DC. 20020
email: anc7b@pressroom.com
web: www.anc7b.org
phone: (202) 584-3400 fax: (202) 584-3420



NOTICE OF MEETING

Dear Naylor Gardens Constituent,

The developer EYA Representative (Aakash Thakkar) has requested a special ANC meeting be held to allow him present the development proposal for the land abutting the houses along Gainesville Street, SE. and the property abutting Naylor Gardens Condominiums along Naylor Road as well as land affronting Marlboro Plaza on Southern Avenue. Even though Mr. Thakkar, EYA's designated representative, **never** made the effort to contact the Single Member District (SMD) ANC Commissioner having ANC jurisdiction for the land area of this project, the Commission feels it is in the best interest of the impacted residents to entertain a meeting with Mr. Thakkar.

As you know the BZA hearing for this development proposal is scheduled for November 18, 2008. It seems Mr. Thakkar wants to be able to meet with ANC 7B Residents prior to the hearing. Thus, in keeping with the rules for public notification of a special ANC meeting, the Commissioners voted on Thursday November 6, 2008 to grant Mr. Thakkar a special meeting. Therefore, this meeting will be held on Monday November 17, 2008 at the Ryland Methodist Church located at the corner of Branch Avenue and S Street, SE. The meeting will begin at 7:00pm.

Since this special meeting is one (1) day before the zoning BZA hearing on the developers variance request, I urge all to come and given your input.

Sincerely,

Commissioner Robin Hammond Marlin
SMD 7B05
202 584-3400

*J. Hisham
flyer*

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ATTENTION:

HILLCREST COMMUNITY **CITIZENS**

EYA IS AT IT AGAIN!!!

*EYA plans to build 54 detached townhouse type homes
which are supposed to be like homes in HILLCREST
except...*

- *They are seeking to build two or more buildings on a single lot*
- *They are seeking variance relief from the maximum height / number of stories (remember 3118 Pennsylvania Ave. S.E.)*
- *They are seeking variance relief from the lot size requirements so that their lots could be as little as 1900 sq. ft. (the typical HILLCREST lot is in excess of 5000 sq. ft. and ranges from 5000 to 40000 sq. ft.)*
- *They are seeking variance relief from rear yard requirements so that they can have rear yards as little as 5 feet deep*
- *They are seeking variance relief from the side yard requirement so that they can have side yards as little as 4.9 feet*
- *They are seeking to have front yards as little as 15 ft deep when the minimum requirement in this zone is 25 feet*

- *They are seeking to extend Southern Avenue from Branch Avenue to Naylor Rd. creating more traffic problems and congestion*
- *Development of this land will result in the loss of at least 57 large trees and several ancient specimens*

JUST BECAUSE WE ARE FROM SOUTHEAST DOES NOT MEAN WE ARE DUMB!!!

***There will be a community meeting @
HOLY COMFORTER LUTHERAN CHURCH
@ 6:30 pm on Tues. Sept. 23rd, 2008
EVERYONE can voice their COMMENTS and
CONCERNS***

***We can stop this disaster from happening if as many concerned
citizens as possible write letters expressing their views before
October 1, 2008 to:***

***Office of Planning
Paul W. Goldstein
801 N. Capitol Street NE Suite 4000
Washington, DC 20002***

(Please CC the ANC Commissioner)

***The Board of Zoning Adjustment will hold a hearing on this
matter @ 9:30am on Tuesday, November 18, 2008 at:***

***Board of Zoning Adjustment
441 4th Street, NW Suite 220South
Washington, DC 20001***

(E) (D)

NAYLOR DUPONT

Advisory Neighborhood Commission 7B



District of Columbia Government
3200 S Street, S.E., Washington, DC. 20020
email: anc7b@pressroom.com
web: www.anc7b.org
phone: (202) 584-3400 fax: (202) 584-3420



November 7, 2008

Dear Constituent,

The developer EYA Representative (Aakash Thakkar) has requested a special ANC 7B meeting be held to allow him to present the development proposal for the land abutting the houses along Gainesville Street, SE. and the property abutting Naylor Gardens Condominiums along Naylor Road as well as land fronting Marlboro Plaza on Southern Avenue. Even though Mr. Thakkar, EYA's designated representative, **never** made the effort to contact the Single Member District (SMD) ANC Commissioner having ANC jurisdiction for the land area of this project, the Commission feels it is in the best interest of the impacted residents to entertain a meeting with Mr. Thakkar.

As you know the BZA hearing for this development proposal is scheduled for November 18, 2008. It seems Mr. Thakkar wants to be able to meet with ANC 7B Residents prior to the hearing. Thus, in keeping with the rules for public notification of a special ANC 7B meeting, the Commissioners voted 5 in favor with 2 absent on Thursday November 6, 2008 to grant Mr. Thakkar a special meeting. Therefore, this meeting will be held on Monday November 17, 2008 at the Ryland Epworth Methodist Church located at the corner of Branch Avenue and S Street, SE. The meeting will begin at 7:00pm.

Since this special meeting is one (1) day before the zoning BZA hearing on the developers variance request, I urge all to come and give your input.

Sincerely,

Commissioner Robin Hammond Marlin
SMD 7B05
202 584-3400

2008 NOV 10 PM 4:39

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F

Opposing the addition of up to 240 Townhouses at the location of Southern Avenue and Naylor Road, SE to include opening of 33rd and 32nd streets, in the Hillcrest area of SMD 7B05.

October 20, 2005

Where as, the residents in 7B05 oppose a u changes from R-1-B.

Where as, at three (3) separate community meetings, the majority voted against zoning changes, the votes were calculated as follows: 102 to 1; 86 to 4; and 94 to 6.

Where as, the Marlborough House is in Prince Georges county MD should not be considered in the TOD concept for 7B05.

Where as, in the comprehensive plan being proposed it states that when communities border along the city, the community should not be considered for high density projects.

Where as, Temple Hills, MD; Hillcrest Heights, MD does not have a TOD plan in place as of the writing of this resolution. Therefore, there are no immediate economic benefits to the Hillcrest community namely 7B05 residents nor does this proposal project fit the TOD requirement.

Where as, the Hillcrest community in DC already has a variety of housing choice, which includes Naylor gardens that consist of condominiums. And apartments. With SFR in the surrounding community. In hillcrest there is a variety of housing price ranges which afford the opportunity for rental opportunities for various income levels. Additionally, there are other projects both, proposed and/or under development presently in surrounding vicinity of 7B05.

Whereas, MDOT has spent millions of dollars for traffic mitigation and calming measures. Therefore, additional housing development in 7B05 will undermine what has been put into place. An example is Branch Avenue between Alabama and Southern Avenue, a heavily traveled commuter route from MD.

Whereas, opening the street of Southern Avenue, would increase traffic on Naylor Road, which is a corridor/street intersecting neighborhood street that small children travel and cross going to and from school. (Winston Educational Center)

Whereas, opening Southern Avenue would invite increased criminal activity from the bordering county, which is labeled the Red Zone as designated by Prince George County, between Suitland Parkway and the Beltway along Branch Avenue—Route 5. Red Zone is defined as – drug dealers and drug addicts; prostitutes; boosters; and gangs. Any of these can and have resulted in high speed chases over the Southern Avenue border.

Whereas, the residents in 7B05 are not adverse to economic development and affordable housing, we just deem this Townhouse proposal inappropriate for this area, named 7B05. and as quoted in the East of the River news paper dated October 5, 2005 under Ward 7 News, page 14, "According to Thakkar, Eakin and Youngentob will only proceed with the development if the community support exists." Whereas this had not been the case.

Whereas, the proposed variance change has no public benefits to nor for our community, 7B05. as has been presented nor convincing by the developer, Eakin and Youngentob, by compelling evidence

Advisory Neighborhood Commission 7B



District of Columbia Government
3200 S Street, S.E., Washington, DC. 20020
email: anc7b@pressroom.com
web: www.anc7b.net
phone: (202) 584-3400 fax: (202) 584-3420



COMMUNITY MEETING
20 October 2005

MINUTES

The meeting was called to order at 7:10 with a quorum of Commissioners present:

7B o1 Linda Eckles
7B o2 Yvonne Moore
7B o6 Raymond Keith

7B o2 Ken Davis
7B o5 Robin Marlin
7B o7 Thetus Boyd

The Treasurer's monthly report for the period ending 20 October 2005 showing a balance of \$24,449.23 was circulated and approved by motion.

The Minutes of the 15 September 2005 Community meeting were reviewed and approved by motion.

The commissioner's roundtable:

Commissioner Keith noted ongoing concerns with the construction activities on Southern Avenue and its interference with bus and local traffic.

Commissioner Eckles noted ongoing issues related to the relocation of a proposed street car line on the Minnesota Avenue/Good hope Road/Martin Luther King, Jr. corridor.

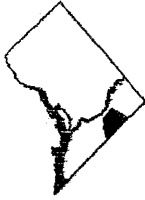
Commissioner Moore highlighted the 'Harvest Moon Ball, a fund raising event held each year by the Fairlawn Civic Association to benefit the scholarship fund.

Lt. A. Dennis and Sgt C. Beslow from 6D Metropolitan Police Department gave brief remarks noting the importance of securing vehicles in well lighted areas with personal items out of sight. Most categories of crime in PSA 606 and 607 are down.

Mr. Sam Bost from the Public Service Commission on Energy gave a presentation on increasing utility costs that can be expected this fall. Several pamphlets were made available giving household hints about reducing utility consumption.

* A far ranging neighborhood discussion took place regarding a proposed development of several hundred townhouse units on three undeveloped land parcels at Branch and Southern Avenues. Numerous long time home owners spoke to various issues raised by such dense development in an area currently zoned for single family homes and surrounded by stable older single family home neighborhoods. Commissioner Marlin highlighted a sequence of meetings with the community and the developer and presented a resolution of opposition which has been prepared and past by the neighborhood group (see attached). A Motion was made and approved to support the resolution of opposition as presented by Commissioner Marlin in who's single member district the proposed townhouse development would be located.

Advisory



Robert:
Re: Resolution Townhouse sion 7B
See attachment to
Oct 2005 minutes.



COMMUNITY MEETING
20 October 2005

Masby

MINUTES

The meeting was called by
Commissioners present

quorum of

7B 01 Linda Eckles
7B 02 Yvonne Moore
7B 06 Raymond Keith

Davis
7B 05 Robin Marlin
7B 07 Thetus Boyd

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20 October 2005.....con'd

Announcements:

Commissioner Boyd announced the Annual Federation of Civic Associations Scholarship Fund Luncheon set for 29 October 2005.

The meeting adjourned at 9:35pm

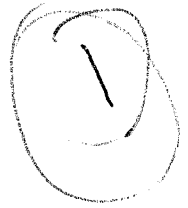
Submitted for approval:

17 November 2005

Linda Eckles
Secretary

ADVISORY NEIGHBORHOOD 7B SMD 7B05

There will be a community meeting held on
Tuesday September 23, 2008



TO DISCUSS THE PROPOSED EYA HOUSING DEVELOPMENT

THE MEETING WILL BE HELD AT THE LUTHERAN CHURCH
LOCATED AT THE CORNER OF ALABAMA AVENUE AND
BRANCH AVENUE SE @ 6:30pm

Brief Summary:

The developer is seeking a variance from the regulated city lot of 5,000 sq ft for a single family home. EYA's proposal is requesting relief from our current zoning to be able to place more than one (1) house on a city lot.

The project will possibly create the extension of 33rd and 32nd Streets in the near future. Also, the documents name extending Southern Avenue to Naylor Road, SE as part of the variance application.

Please come out to give your input in this project. The Office of Planning needs to hear from you by October 1, 2008.

Sincerely,


Robin Hammond Marlin,
Your ANC Commissioner for 7B05

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2008 NOV 10 PM 4:39

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-----Original Message-----

From: julius fleischman [mailto:juliusfleischman@comcast.net]

Sent: Sunday, October 23, 2005 9:20 PM

To: vgray@dccouncil.us

Subject: townhouses-eya

Dear Mr. Gray,

I did not appreciate the fact at our last ANC meeting that you would have the unmitigated gall and colossal nerve to ask the Chair to postpone the voting on the Resolution pertaining to the opposition of the EYA proposal. I will say to you as I have said to Mr. Spaulding that either you have a piece of the action or you are bound and determined to bring down the quality of living in the Hillcrest community of which you are a resident. Because of your non-committal attitude towards the EYA proposal I want you to realize that we, of the community task force fought this war against not only EYA but against you and Vince Spaulding. I want you to realize you have alienated upwards of 2000 voters. Maybe you and Mr. Spaulding could save us a lot trouble by stepping down now. If you had come out in the beginning and knocked down Vince Spaulding, who in my opinion has a definite conflict of interest, we would not be having this problem with EYA and it's Townhouses. The conflict is because he is president of the HCCA and an ANC commissioner and will not be affected by the townhouses, so ethically he should not have portrayed to EYA that he was speaking for the community without the community's knowledge and consent. I have told Mr. Spaulding at previous meetings when he lived on W Street, and was approached to vote for townhouses in that area, he was vehemently against them being built there. Yet here where it does not affect him, he is constantly pushing for the project. Thus he should recuse himself from making any further comments or trying to hold any more meetings to push the project through. I hope you take this letter the way I mean it, which is not in friendly terms. If it were not for our ANC Commissioner, (Robin Marlin), our community would have been sold down the drain by Mr. Spaulding, Kathy Chamberlin, Paul Savage and you.

This is still a democracy and the peoples voice should be heard before any commitments are made by civic associations presidents, ANC Commissioner's and Councilmembers.

Disgusted and disillusioned ex-constituent
J. Fleischman

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D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:43

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

Dear Mr. Goldstein:

EYA is requesting a variance in violations of the rules and regulations. Based on EYA's plans to develop the 54 townhomes, it should be making a request for new zoning provision for their land. Thus, I plead that their request for variances be denied.

Sincerely, *Annica Biggs 2901 32nd St SE*
9-30-08

Homeowner

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2008 NOV 10 PM 4:43

September 27, 2008

Office of Planning
Paul W. Goldstein
801 N. Capitol Street NE Suite 4000
Washington, DC 20002

Dear Mr. Goldstein,

I am writing to voice my opposition to the development being contemplated by Hillcrest Homes Associates, LP. Having reviewed the proposal in depth it appears as though they are asking for variances for everything imaginable from minimum lot sizes, lot widths, rear yards, side yards, front yards, maximum height, etc. The end result will not be 54 single family homes but 54 slightly separated, very tall townhouse style structures with miniscule front and backyards.

This type of development is completely inconsistent with the zoning in our community, does not agree with the master plan and has absolutely no place in our neighborhood.

Sincerely,
Michael Harrison
Shondra Harrison
2807 Branch Avenue S.E.

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:43

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

Dear Mr. Paul Goldstein:

This letter is in response to the notice from your office on the application for Large Tract Review (LTR) from the Hillcrest Homes Association LP to develop 54 single family homes.

I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

- Change in the character of this neighborhood,
- Decrease in property values,
- Increase soil erosion,
- Increase in crime,
- Increase to the traffic flows,
- Lost of trees,
- Wildlife displacement in the neighbor,
- Increase in pest control for existing residents,
- and other issues.

I'm against through traffic of Southern Ave SE between Branch Ave and Naylor Road, this would increase the surrounding traffic flows and increase the number of vehicles that use the neighborhood for shortcuts to get around traffic jams, just to name a few.

Thank you for the opportunity to comment on the request.

May Bigger Date 9-30-08
3268 - Gainesville St. S.E.,
Washington D.C. 20020

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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Thank you for the opportunity to comment on the request.

Sadie Martin
2808-33rd St, N.E.
Wash., D.C., 20020
10-1-08

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:44

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

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J. Grodzki
3304 Gaineville St SE
9/30/2008

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D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:44

September 30, 2008

Paul W. Goldstein, Development Review Specialist
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

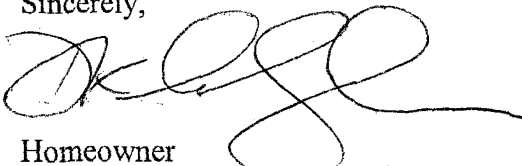
Re: Proposed EYA Hillcrest Estates subdivision

Dear Mr. Goldstein:

I'm writing as a resident of Hillcrest community whose property will be greatly affected by the EYA's proposed development of a subdivision. EYA's requests for variance relief of the lot size and height requirements would drastically alter the appearance of my neighborhood. The Hillcrest community currently consists of brick single family homes with an average lot size in excess of 5000 square feet and typically only two stories high. Moreover, the homes in the Hillcrest community are unique in their architect. EYA plans to build 54 cookie cutters townhomes with average lots of 2000 square feet. EYA's proposed subdivision would not compliment the Hillcrest community environment, and thus reduce the value of our property.

I now understand why I was told that Hillcrest was one of the best kept secrets in Washington, D.C. – the greenery. There is no greenery on Capitol Hill, downtown D.C. or SW. EYA's proposal would deplete the greenery as well as the wildlife in the Hillcrest community. Hillcrest's greenery is an attraction that adds to community that is almost non existence anywhere else in the District. I take note that a private owner must be able use his property. However, I'm requesting that Office of Planning understand that the variance relief EYA is requesting in this instance is too great for such an established community.

Sincerely,



Homeowner

2609 Branch Ave, SE

RECEIVED
D.C. OFFICE OF ZONING

2008 NOV 10 PM 4: 44

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

Dear Mr. Goldstein:

I do not support the development or the granting of a variance for EYA's proposed development of 54 housing units (EYA will change this number of housing units to a much larger one if the variance is granted). The Hillcrest Residents support the development of homes that are comparable to the existing housing structures within the neighborhood.

Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,

Betty R. Brown
2701 Branch Ave. SE
Washington, DC 20028

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2008 NOV 10 PM 4:44

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

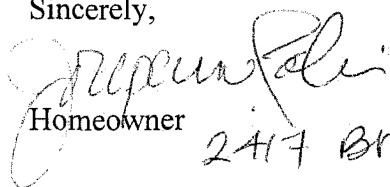
Re: Proposed EYA Development

Dear Mr. Goldstein:

I would like to officially state my opposition to EYA's proposed Hillcrest Estates subdivision. I've lived in Hillcrest for 40 years, and my house is my only investment. EYA's plan to construct 54 townhouses in Hillcrest Heights would threaten my investment. As a senior citizen, I can not have my investment threaten. EYA's proposed development does nothing for our community. In fact, their plan would cause more traffic, higher crime and harm to the environment. I understand EYA's right to utilize its property, but the current proposed plan will harm Hillcrest residents' investments.

Please do not allow EYA's request for such extensive variances.

Sincerely,

 Josephine Robinson
Homeowner
2417 Branch Ave, SE

Mr. Paul Goldstein
Development Review Specialist
Office of Planning
801 North Capital Street, NE
Suite 4000
Washington, DC 20002

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 10 PM 4:38

Dear Mr. Paul Goldstein:

This letter is in response to the notice from your office on the application for Large Tract Review (LTR) from the Hillcrest Homes Association LP to develop 54 single family homes.

I oppose granting any variances or changes to the current zoning of R 1 B for building regulations that is less than the required 5,000 sq. ft home lot size for our neighborhood. Anything less impacts the area by a number of major issues, a few are listed below:

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Thank you for the opportunity to comment on the request.

*Mary Brown
270 Branch Ave. SE
Washington, DC 20028*

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2008 NOV 10 PM 4:44

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

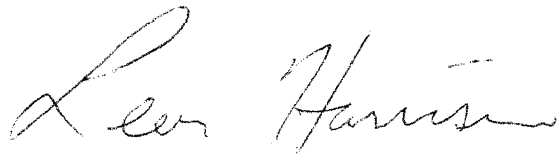
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Giving EYA a free hand to come in and change our neighborhood and the value of our property is NOT ACCEPTABLE. I do not support this request.

Sincerely,



2705 Branch Ave SE
Washington, DC 20020

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D.C. OFFICE OF ZONING

2008 NOV 10 PM 4:44

September 30, 2008

Office of Planning
Mr. Paul W. Goldstein
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Subject: Application Number 17837 – EYA Development

Dear Mr. Goldstein:

While I applaud the desire to build affordable homes in Ward Seven, however I do not applaud the “LOW STANDARD AND INFERIOR QUALITY” in EYA’s proposed development of 54 housing units (located on sites 208/04, 208/61, 208/63, 208-64, 208/65, and 215/27 located between Branch Avenue SE and Naylor Road along the District’s southeastern border with Prince Georges County, MD).

Specifically, EYA is seeking to build 54 housing units on lot sizes 1900 – 3300 sq. ft. (the typical home in Hillcrest has lot sizes from 5000 to 40,000 sq. ft). The housing units (these are not homes) will decrease the property value of the neighborhood substantially.

In addition, EYA is requesting a variance to allow them to build “housing units” with little or no rear or side yard spacing (this could potentially lead to a fire hazard). Lastly, the variance will allow EYA to build more than ONE UNIT ON LOT SIZES FROM 1900 – 3300 SQ FT.

I will not stand by and allow our neighborhood turn into PROJECT HOUSING!!!!

Sincerely,

E. Dorte
2109 Branch Ave, SE, D.C. 20020

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2008 NOV 10 PM 4: 44

September 29, 2008

Paul W. Goldstein
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

Re: Proposed EYA Development

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Sincerely,



Homeowner

2411 Branch Ave SE
DC

Advisory Neighborhood Commission 7B



District of Columbia Government
3200 S Street, S.E., Washington, DC. 20020
email: anc7b@pressroom.com
web: www.anc7b.org
phone: (202) 584-3400 fax: (202) 584-3420



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2009 NOV 10 PM 4:43

Delivery sheet: November 10, 2008

BZA Application #17837 EYA Hillcrest Homes

The following documents are being submitted to the BZA by the ANC SMD Commissioner.

- A BZA Letter with copies of letter (122 letters) from 7B05 Constituents and neighboring Hillcrest residents.
- B ANC September 2008 meeting minutes – Vote in Opposition of application
- C ANC Zoning work sheet (items a-i)
- D Notices of meetings held: X2 Flyers
 - 5 • Agenda of SMD meeting September 23, 2008
 - Letter mailed to Constituents notifying of November 12, 2008 meeting
 - Naylor Gardens Letter - notifying of November 12, 2008 meeting
- E J. Fleishman (impacted Resident) letter to Vincent Gray, October 23, 2005
- F October 20, 2005, -ANC 7B Resolution Opposing EYA Townhouses.

Additional documents:

Signature of Board of Zoning Official: _____

Date: _____ Time: _____

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2008 NOV 10 PM 4:38

September 30, 2008

Paul W. Goldstein, Development Review Specialist
Office of Planning
801 North Capitol Street, Suite 3000
Washington, D.C. 20002

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I now understand why I was told that Hillcrest was one of the best kept secrets in Washington, D.C. – the greenery. There is no greenery on Capitol Hill, downtown D.C. or SW. EYA's proposal would deplete the greenery as well as the wildlife in the Hillcrest community. Hillcrest's greenery is an attraction that adds to community that is almost non existence anywhere else in the District. I take note that a private owner must be able use his property. However, I'm requesting that Office of Planning understand that the variance relief EYA is requesting in this instance is too great for such an established community.

Sincerely,

Talitha & Kareem Stewart

Homeowner

*3300 Gainesville St, SE
Washington, DC 20020
9/30/08*