

* NOTIFICATION & STATUS REPORT **

DATE/TIME
Sun, 16 Nov 2008 16:04:18

REMOTE CSID
202 582 0608

DURATION PAGES
01:01 1

STATUS
New

Nov 16 08 04:59p Spaulding

202-582-0608

p.1

Vincent M. Spaulding, R.A.
3180 Westover Drive, SE
Washington, DC 20020
November 16, 2008

Chair Ruthanne G. Miller
D.C. Board of Zoning Adjustment
441 4th Street, N.W., Suite 210-S
Washington, DC 20001

Re: BZA Application No. 17837 of Hillcrest Homes Associates, L.P. (EYA Hillcrest Single-Family Development)

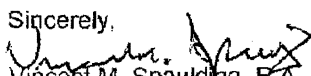
Dear Chairperson Miller,

I am writing to express my support for the EYA Hillcrest Homes Single-Family Development case that will be heard on November 18, 2008. I have lived in Hillcrest for 39 years and live about a 20 minute walk from the site.

I am familiar with EYA and believe this project will bring 54 high-quality, single-family homes to the community, which will lead to greater housing choice for existing and new residents and assist in catalyzing economic development in the future. I understand that single-family homes are an acceptable home type per the existing R-1-B zoning designation and I believe that the requested special exception and variances should be granted for the following reasons:

- EYA has a strong regional reputation as a high-quality developer.
- The applicant has proposed a single-family home community that fits within the Hillcrest community and new, high-quality homes will strengthen the neighborhood.
- The site is bounded by multi-family development on two sides and single-family homes on one side and also is within ¼ mile of the Naylor Road Metro Station, therefore calling for a home type that serves as a transition amongst those different uses.
- As requested by many in the community, the plan includes the permanent preservation of 4+ acres of open space, which includes significant preservation of trees and other vegetation.
- The applicant has "clustered" the homes towards the bottom of the site to allow for the preservation of the 4 acres of open space and to provide better access for the homes to the Naylor Road Metro.
- The applicant has committed to utilizing Green and similar development techniques.
- The homes and lot sizes are in keeping with Hillcrest's diversity of housing type.
- While the homes are clustered, the overall density of just over 4 units per acre seems reasonable and would not cause incremental traffic over a fully "by-right" plan.
- The applicant has chosen not to connect to 32nd and 33rd Streets from the development site and that decision, along with the 4-acre open space, will provide a buffer between this new community and the existing single-family homes on Gainesville Street.

Thank you for this opportunity to share my support for this project. Hillcrest has always been a community that supports positive, responsible development and I believe this development will further those efforts.

Sincerely,

Vincent M. Spaulding, R.A.
Past President, HCCA and Past
ANC Commissioner SMD 7B04

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

17837

EXHIBIT NO.

38

Board of Zoning Adjustment
District of Columbia
CASE NO.17837
EXHIBIT NO.38

2008 NOV 17 PM 1:29
RECEIVED
D.C. OFFICE OF ZONING

DATE/TIME
Sat, 15 Nov 2008 17:04:13

REMOTE CSID
202 583 1592

DURATION PAGES
00:46 1

STATUS
New

Nov 15 08 04:59p Kathy Chamberlain and Bob 202-583-1592 p. 1

November 12, 2008

Chair Ruthanne G. Miller
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210-S
Washington, DC 20001

Re: BZA Application No. 17837 of Hillcrest Homes Associates, L.P. (EYA Hillcrest Single-Family Development)

Dear Chairperson Miller,

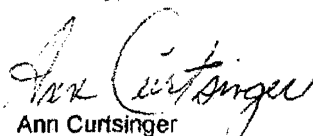
I am writing to express my support for the EYA Hillcrest Homes Single-Family Development case that will be heard on November 18, 2008. I own two condominiums in Naylor Gardens and have lived there for 18 years at 2715 29th Street SE. I believe the EYA project would enhance the value of Naylor Gardens and the surrounding area.

I am familiar with EYA and believe this project will bring 54 high-quality, single-family homes to the community, which will lead to greater housing choice for existing and new residents and assist in catalyzing economic development in the future. I understand that single-family homes are an acceptable home type per the existing R-1-B zoning designation and I believe that the requested special exception and variances should be granted for the following reasons:

- EYA has a strong regional reputation as a high-quality developer.
- The applicant has proposed a single-family home community that fits within the Hillcrest community and new, high-quality homes will strengthen the neighborhood.
- The site is bounded by multi-family development on two sides and single-family homes on one side and also is within ¼ mile of the Naylor Road Metro Station, therefore calling for a home type that serves as a transition amongst those different uses.
- As requested by many in the community, the plan includes the permanent preservation of 4+ acres of open space, which includes significant preservation of trees and other vegetation.
- The applicant has "clustered" the homes towards the bottom of the site to allow for the preservation of the 4 acres of open space and to provide better access for the homes to the Naylor Road Metro.
- The applicant has committed to utilizing Green and similar development techniques.
- The homes and lot sizes are in keeping with Hillcrest's diversity of housing type.
- While the homes are clustered, the overall density of just over 4 units per acre seems reasonable and would not cause incremental traffic over a fully "by-right" plan.
- The applicant has chosen not to connect to 32nd and 33rd Streets from the development site and that decision, along with the 4-acre open space, will provide a buffer between this new community and the existing single-family homes on Gainesville Street.

Thank you for this opportunity to share my support for this project. Hillcrest has always been a community that supports positive, responsible development and I believe this development will further those efforts.

Sincerely,


Ann Curtsinger

2008 NOV 17 PM 1:29
RECEIVED
D.C. OFFICE OF ZONING

** NOTIFICATION & STATUS REPORT **

DATE/TIME
Sat, 15 Nov 2008 13:07:53

REMOTE CSID

DURATION PAGES
00:47 2

STATUS
New

NOV-15-2008 12:27 From:

To: 3016348717

P.2/2

November 12 2008

Chair Ruthanne G. Miller
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210-S
Washington, DC 20001

Re: BZA Application No. 17837 of Hillcrest Homes Associates, L.P. (EYA Hillcrest Single-Family Development)

Dear Chairperson Miller:

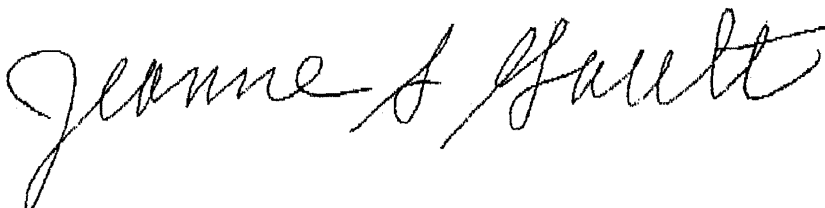
I am writing to express my support for the EYA Hillcrest Homes Single-Family Development case that will be heard on November 18, 2008. I have lived in Hillcrest for I have sold Naylor Gardens co-op's at 2725 30th St., SE WDC for 30 years. I have made many friends in Naylor Gardens and I have made a lot of money in Naylor Gardens and I think the development that is planned will be great for Naylor Gardens and the surrounding community.

I am familiar with EYA and believe this project will bring 54 high-quality, single-family homes to the community, which will lead to greater housing choice for existing and new residents and assist in catalyzing economic development in the future. I understand that single-family homes are an acceptable home type per the existing R-1-B zoning designation and I believe that the requested special exception and variances should be granted for the following reasons:

- EYA has a strong regional reputation as a high-quality developer
- The applicant has proposed a single-family home community that fits within the Hillcrest community and new high-quality homes will strengthen the neighborhood
- The site is bounded by multi-family development on two sides and single-family homes on one side and also is within 1/4 mile of the Naylor Road Metro Station, therefore calling for a home type that serves as a transition amongst those different uses
- As requested by many in the community, the plan includes the permanent preservation of 4+ acres of open space, which includes significant preservation of trees and other vegetation
- The applicant has "clustered" the homes towards the bottom of the site to allow for the preservation of the 4 acres of open space and to provide better access for the homes to the Naylor Road Metro
- The applicant has committed to utilizing Green and similar development techniques
- The homes and lot sizes are in keeping with Hillcrest's diversity of housing type
- While the homes are clustered, the overall density of just over 4 units per acre seems reasonable and would not cause incremental traffic over a fully "by-right" plan
- The applicant has chosen not to connect to 32nd and 33rd Streets from the development site and that decision, along with the 4-acre open space, will provide a buffer between this new community and the existing single-family homes on Gainesville Street

Thank you for this opportunity to share my support for this project. Hillcrest has always been a community that supports positive, responsible development and I believe this development will further those efforts.

Sincerely,
Jeanne S. Gault,
President, John L. Shelton Inc.
605 Raleigh Pl., SE
Washington, D.C. 20032
202-562-2000



2008 NOV 17 PM 1:29

RECEIVED
D.C. OFFICE OF ZONING