

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



November 25, 2008

Robin Lewis Marlin
Commissioner 7B05
Advisory Neighborhood Commission 7B
3200 S Street, S.E.
Washington, D.C. 20020

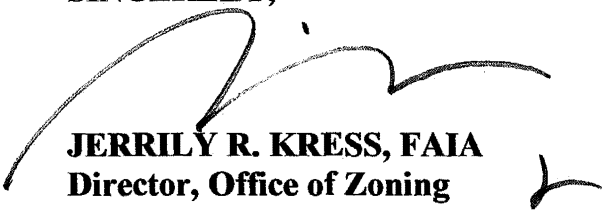
Re: BZA Application No. 17837 (North side of Southern Avenue, S.E., just west of Branch Avenue, S.E.) Hillcrest Homes Associates LP

Dear Commissioner Marlin:

The Office of Zoning (OZ) received your letter (attached) on November 21, 2008. Please be advised that the record in the above-cited application was closed at the conclusion of the November 18, 2008, public hearing on this matter. As such, and in accordance with 11 DCMR subsection 3121.9, your letter is being returned to you.

Please call Richard S. Nero, Jr., Deputy Director of Operations at (202) 727-6311, if you have any questions relevant to the foregoing.

SINCERELY,



JERRILY R. KRESS, FAIA
Director, Office of Zoning

Attachment
rsn

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17837
EXHIBIT NO. 54

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO.17837
EXHIBIT NO.54

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 21, 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

RE: EYA Hillcrest Homes Application No. 17837

Dear Ms. Kress,

Please refer to my letter to you dated November 3, 2008 in which I noted one hundred and eleven (111) letters from Constituents were being filed against this application. I **unintentionally** omitted 24 letters in that package delivered to the BZA on 11/3/08. I am submitting and I have enclosed those letters today. My intention was to leave these letters on November 18, 2008 while I participated in the hearing, but I became so discussed with the proceedings, I forgot to do so. However, now I feel I owe it those Constituents to at least follow through with their intention and request to have their voice on file. I take full responsibility for my error.

Letters are

numbered: 84, 85, 63, 64, 65, 67, 70, 68, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 111, 110, and a letter I received on 11/13/08 after the November 3, date.

Please feel to contact me if there is a problem with these 24 letters being made apart of the official record.

Sincerely,


Commissioner Marlin
ANC 7B05

Cc: ANC 7B file

Signature of person at BZA receiving letters: _____

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 21 PM 2:34

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.

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV 21 PM 2:35

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.

Ed Ho
2411 33rd St
S.E. DC. 20020

9/30/2008

September 30, 2008

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

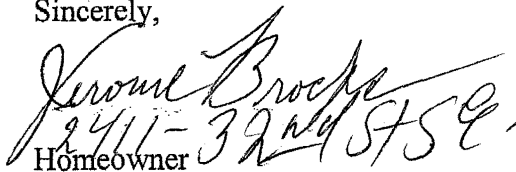
Re: Proposed EYA Hillcrest Estates subdivision

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 2411-32nd St SE.

September 30, 2008

Paul W. Goldstein, Dev
Office of Planning
801 North Capitol Street
Washington, D.C. 20001

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,

*Gloria M. Gross
2420- 36th Street, SE.
Washington, D.C. 20020*

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,

Shirley G. Hayes
2416 - 36th Street, S.E.
D.C. 20020

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,

Alvin J. Wilson

*3637 Bangor St SE
Washington, DC 20020-1245*

✓

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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- Loss of trees,
- Wildlife displacement in the neighbor,
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- 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.

 3719 Bangor Street, S.E. D.C. 20020
9/30/08



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
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- 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,

Jan P. Moore
3633 Bangor Street, S.E.
Wash, DC 20020



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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Sincerely,

Janetta S. Ruffin
Janetta S. Ruffin
3640 BANGOR ST, S.E.
WASHINGTON, 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,

Norman B. Neal 10/2/08
2919 Hillcrest Dr. S.E.

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:

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Sincerely,

Wyndee K. Neal 10/2/08
2919 Hillcrest Drive S.E.

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:

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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.

Chia Luan 10-1-08
2847 Hillcrest Dr SE
Wash. DC 20032

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.

Kenneth Long
2942 W STR SE
10-2-08

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

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Ellen T. Davis
3000 W St, S.E.
10/2/08

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


3000 W. SE
Oct 2, 2008

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,

Frances Raphael Howell
Homeowner

3010 W St., S.E.
20020
202.553.0316 10/2/08

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.

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Sincerely,

Homeowner

Frederick A. Howell
3010 W St. SE. 20020
202-583-0316

Oct. 2, 2008

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

Marcellus Morrow #10/2/08
2201 30th St SE Washington 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,

Arthur E. Smith 2201-30th St, SE DC 20020

September 29, 2008

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

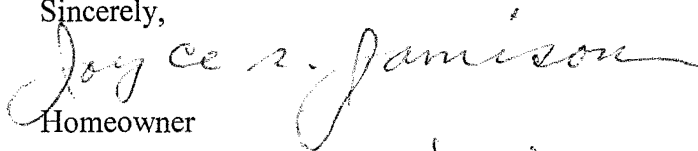
Re: Proposed EYA Development

Dear Mr. Goldstein:

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

Joyce S. Jamison
2905 Hillcrest Dr SE
Washington DC 20020
10-01-08

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:

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Thank you for the opportunity to comment on the request.

Mildred G. Dallen 10-1-08
2847 Hillcrest Dr. SE

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


CHARLES L. MITCHELL
2937-W-ST. SE
10/2/08

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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- 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

Marion J Moore
2932 - 71st St S.E.
10/2/08

*CARL V. PROFATER, JR.
3394 Southern Avenue SE
Washington, DC 20020*

September 23, 2008

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

Dear Mr. Goldstein:

I am writing this letter as a home owner in Hillcrest and a registered DC voter, to voice my objection to the proposed development of the property located at Branch Avenue SE and Southern Avenue SE.

I believe the development of this property will not be beneficial for the neighborhood that surrounds it. I am against waiving the maximum height for buildings, the lot size, the rear, side and the front yard requirements and the development would be detrimental to the environment.

Also, I am against the proposal to connect Naylor Road SE to Branch Avenue SE.

The development of this property will decrease the home value of the area, cause more traffic congestion on Branch Avenue SE and Southern Avenue SE. Just visit this area anytime of the day and observe the current congestion.

In my estimation, the development would not benefit anyone but the out of town developers and others who I will not name at this time.

For the sake of the citizens of Hillcrest I beg you not to allow this to be put upon a community that is supportive of the government, tax paying citizens and law abiding.


Carl V. Profater, Jr.

2101 32nd St., SE
Washington, DC 20020
September 28, 2008

Mr. Paul W. Goldstein, Office of Planning
801 North Capitol Street, NE
Suite 400
Washington, DC 20002

Dear Mr. Goldstein:

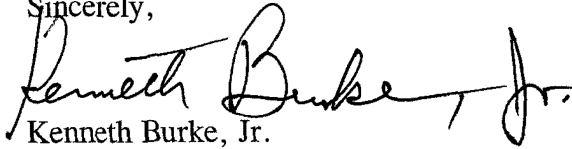
I am writing to oppose the application of Hillcrest Homes Associates LP for zoning variations and exemptions to a portion of land lying between Branch Ave. SE and Naylor Road SE designated as Parcels 208/4, 208/61, 208/64, 208/65 and 215/27. I am a resident of Hillcrest and the District of Columbia.

I oppose the applicant's request to permit the construction of two or more principal buildings on a single lot; I oppose the applicant's request for variance relief from the maximum number of building stories requirement; I oppose the applicant's request for variance from the lot area and lot width requirements; I oppose the applicants request for variance relief from the rear yard requirement; and I oppose the applicant's request for variance relief from the requirement to provide open space in front of the building entrances.

At a time when the amount of tree foliage has been shrinking in the District of Columbia for decades, the applicant proposes to come in with a bulldozer and knock down at least 57 large trees. This property is on a hilly terrain. Hillcrest has been the scene of occasional erosion on hillsides. Only this year a home standing on nearby Camden Street saw the front yard erode away leaving concrete steps standing in the air and resulting in some major settlement of the house foundation.

There is something wrong with the whole concept of a developer buying property, knowing there are restrictions on its use and then saying to the District Government—don't make me live by the existing laws—let me come in and tear up the land, throw ticky-tacky houses on small lots, leave the scenery in a worse condition then when I found it, and leave future owners to worry about erosion. This is the kind of greed that is killing our nation's economy. Please blow the whistle on this kind of arrogance.

Sincerely,


Kenneth Burke, Jr.

copy: Advisory Neighborhood Commission 7B

3360 Southern Avenue, SE
Washington, DC 20020-1233
September 29, 2008

Rec'd
11/13/08
2/10/09

Office of Planning
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Dear Mr. Goldstein;

I'm a resident of Ward 7 and have been so far thirty years. Last week, I attended a meeting officiated by our ANC person, Robin Hammond-Martin, with other Hillcrest residents informing us of a building project that some developers are thinking about building in this area.

The building project is the construction of several townhouses which is not in keeping with the building code of Washington, DC and the extension of Southern Avenue, SE to Cross Branch Avenue, SE connecting with Naylor Road.

I strongly disagree with the idea of building townhouses in this area which would change the area considerably to become a more transient area than a stable middle to upper-middle class residence which it is today.

I certainly oppose any more traffic congestion in this area than what already exist which is congested enough during early and evening rush hour traffic and we must consider the extra

holiday traffic. We have recently changed traffic patterns in this area to try to decrease the level of congestion and accidents but the expansion of this type of project would make it worse than it is now.

I do not appreciate an area as Hillcrest with single detached houses, beautiful lawns, community centers, churches, schools, with quiet side streets and low crime to become a thoroughfare for extremely heavy traffic, with fewer parking spaces, high crime, and depreciation of property values.

Please help us to keep this area in southeast, Washington, DC a safe place for families, senior residents, and all others who have worked so hard to maintain a viable safe community.

Thanking you in advance for helping to keep our neighborhood (Hillcrest Community) as it is today, I am

Very truly yours,

Bettie L. Alston

C.C. Robin Hammond-Marlin, AWC