



2011 MAR 28 AM 8:31

March 25, 2011

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**LETTER OF OPPOSITION AND REQUEST FOR
PARTY STATUS REGARDING OFFICE OF
ZONING CASE NUMBERS 05-28B, 05-28C, AND 05-
28E**

DC Office of Zoning

Atten: Ms. Donna Hanousek
441 4th Street, NW Suite 200-S
Washington, DC 20001

This letter serves to formally confirm that the Eastland Gardens Civic Association strongly opposes the proposed PUD modifications and amendments requested by Lano Parcel 12, LLC. We strongly concur with the formal opposition votes on all 3 cases by the majority of our ANC7D Commission on March 8, 2011. We strongly concur with the opposition votes on all 3 cases by our ANC Single Member District representative (7D02).

HISTORICAL OVERVIEW

The Eastland Gardens Civic Association was founded in 1935 to unite residents and protect the collective interest of property owners, renters, and residents of this immediate geographical area (EG and Kenilworth). The formal civic boundaries of our association are: To the South, the Watts Branch Tributary; To the East, Interstate 295 (CSX Railroad Tracks); To the West, the Anacostia River, and to the North, Eastern Ave (DC/MD Border). Our association boundaries consist of approximately 4,000 residents.

The various Parkside parcels in question are within 1 block of the southern boundary for our civic area. The parcels in question are also within the boundaries of the same ANC Single Member District (7D02), as is most of Eastland Gardens. The entire area lies within Census Tracts 96.1 and 96.2 and we are all located within the boundaries of Commission ANC7D and within MPD PSA 601. Properties within the Eastland Gardens Civic boundaries:

ZONING COMMISSION
District of Columbia

CASE NO. 05-28B
EXHIBIT NO. 27

- ✓ 350 Family Units within Eastland Gardens
- ✓ 424 Family Units within Kenilworth (Public Housing Apts and Privately owned Townhomes and Apartments)

WHY WE OPPOSE THSE LANO PARCEL 12, LLC PROPOSALS

It is our strong belief that the proposed modifications and amendments will negatively impact our property values, our quality of living, and our collective senses of peace and tranquility. Without publicly sharing their intent and a consistent set of plans, the developer proposes radically transitioning what has historically been a residential community into an area consisting of a "hodge-podge" of institutional structures which will severely overshadow the traditional residential setting of our historically designated African-American neighborhoods.

We are therefore requesting Party Status in the upcoming proceedings for case # 05-28E on April 4, 2011 and for case #'s 0528B and 05-28C on April 18, 2011.

We respectfully ask that the Commission allow our requested status for the April 4th hearing, even though this request comes later than current statutes allow. The filing date was missed due to the complexity of the various cases and their differing hearing dates. Our organization consists of volunteers who have separate professional obligations and personal lives. We do not have salaried administrative staff or legal counsel. So, we ask that you please forgive this administrative oversight of the actual filing deadline for the April 4th hearing.

We hope that this letter and attached Party Status Request Form are sufficient and addresses any related questions or concerns as to our position on the proposed modifications and amendments by Lano Parcel 12, LLC.

The appropriate ANC officials and officers of our civic association will receive copies of this letter via email transmission.

If anyone has additional questions or need additional information, please contact me at (202) 550-4612.

Sincerely,

Greg Rhett
President
Eastland Gardens Civic Association

1 Attachment (Party Status Request Form)

Form 140

(Revised 08/17/10)

e No 05-288, C, & E



PARTY STATUS REQUEST FORM



PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.

(Please see reverse side for more information about this distinction.)

NAME: Last RHETT		First GREG		Middle I.	
ADDRESS: Street 4010 LANE R, NE		Apt. # (if any)	City WDC	State	Zip Code 20019
Phone No. 202-550-4612		Fax No.		E-Mail JRHETT3009@AOL.COM	
I, hereby request to appear and participate as a party.			Signature [Signature]		Date 3-
Will you appear as a(n) ☐ Proponent ☒ Opponent		Will you appear through legal counsel?		☐ Yes ☒ No	

If yes, please enter the name and address of such legal counsel.

NAME: Last		First		Middle I.	
ADDRESS: Street		St. # (if any)	City	State	Zip Code
Phone No.		Fax No.		E-Mail	

Please answer all of the following questions referencing why the above person should be granted party status.

(If you require additional space, please attach an additional sheet.)

- How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?
AS PRESIDENT OF THE EASTLAND GARDENS CIVIC ASSOCIATION, I'D LIKE TO REPRESENT THE PROPOSED MODIFICATIONS WILL NEGATIVELY IMPACT THE PROPERTY VALUES, QUALITY OF LIVING, AND PEACE AND TRANQUILITY OF APPROX 4000 RESIDENTS
- What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
MORTGAGE VALUES OF HOMEOWNERS WITHIN THE IMMEDIATE AREA OF PROPOSED MODIFICATIONS
- What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)
EASTLAND GARDENS & PARKSIDE ARE LOCATED WITHIN THE SAME MPD PSA 601 AND ARE BOTH WITHIN THE BOUNDARIES OF ANCD. APPROX 1 BCK FM BOUNDARY
- What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?
IF APPROVED, THE ECONOMIC VALUE OF OUR PROPERTIES WILL BE DECREASED. THE SOCIAL ASPECT OF THIS COMMUNITY WILL BE DRASTICALLY CHANGED FROM RESIDENTIAL TO INSTITUTIONAL. FOR MORE THAN 75 YRS THIS HAS BEEN A RESIDENTIAL COMMUNITY.
- Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.
IF APPROVED, THIS PROPOSAL WILL INCREASE TRAFFIC, SAFETY, AND PARKING CHALLENGES WITHIN AN ALREADY DENSELY POPULATED AREA. THUS IMPACT WILL NEGATIVELY AFFECT OUR QUALITY OF LIVING, PEACE AND TRANQUILITY, AND SAFETY.
- Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.
WE WILL BE SIGNIFICANTLY, DISTINCTIVELY AND UNIQUELY AFFECTED ECONOMICALLY BY THE IMPROVING OF OUR PROPERTY VALUES. THIS NEGATIVELY IMPACTING OUR ACCESS TO CAPITAL AND LOAN FUNDS FROM BANKS. HOMEOWNERS, AUTO, AND RENTAL INSURANCE RATES MAY RISE. NEW FAMILIES WILL BE LESS INCLINED TO PURCHASE HOMES WITHIN THE AREA. FAMILIES CURRENTLY IMPACTING OTHER RESIDENTIAL PROPERTIES

FAX COVER SHEET

DC OFFICE OF ZONING
2011 MAR 28 AM 8:31

Greg Rhett
4010 LANE PLACE, NE
WASHINGTON, DC 20019

TO: DC Office of Zoning
441 4th Street, NW Suite 200-S
Washington, DC 20001

ATTN: MS. DONNA HANOUSEK

OFFICE NUMBER: 202-727-6311

FAX NUMBER: 202-727-6072

SUBJECT: Request for Party Status
Case #'s: 05-28E, 05-28C, 05-28B

FROM: MR. GREG RHETT

DATE: March 25, 2011

PHONE: (202) 550-4612

PAGES FAXED: 4 OF 4 (INCLUDING COVER)

PLEASE CALL OR EMAIL RECEIPT CONFIRMATION:

jrhatt3009@aol.com