

2/6/09

2009 FEB 10 AM 11:25  
OFFICE OF ZONING

Mr. Anthony Hood, Chair  
Zoning Commission  
441 4<sup>th</sup> Street NW, Suite 210  
Washington, DC 20001

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Dear Mr. Hood:

We are writing you concerning Case No. 08-15 to be considered by the D.C. Zoning Commission on February 19, 2009. We own the semi-detached house at 3319 Idaho Ave. NW. We acquired the house in 1970 and have rented it out since 1979. We have been alerted by other property owners on Idaho Ave. concerning the provisions of the planned unit development (PUD) for the new Giant supermarket and surrounding area. We have serious concerns about these provisions, many of which will have a substantial negative impact on the property owners in the neighborhood. With some key modifications, the plan can be greatly improved, so that a revitalized commercial area will be developed without harming the residents of that community.

Our principal concerns are the provisions in the PUD that would create an entry point for trucks and other commercial vehicles on Idaho Ave. with an access route to the Giant loading dock. This will result in unacceptable noise levels as these vehicles enter Idaho Ave., drive through and unload in close proximity to the residents of the 3300 block. The living room and bedroom of our house will face and be exposed to the noise of heavy truck traffic on Idaho Ave. The kitchen and dining room at the rear of our house will be exposed to the noise of loading equipment emanating from the Giant loading zone. These noise levels, as well as the unsightly visual impact of a flow of trucks along Idaho Ave. will create an environment that will decrease the future selling or rental price of our house, as well as the other houses on the 3300 block.

When we purchased the property on Idaho Avenue to serve as our residence and later converted it to a rental property, we had a legitimate expectation that the zoning laws would protect us from any future activity that would be incompatible with residential use. The PUD provisions run counter to these expectations. Fortunately, there are alternatives to the approach to loading entrance/dock contained in the PUD. Two of the residents of the 3300 block, with the strong support of their fellow owners and residents, have developed alternative plans to reconfiguring the loading process so that the concerns of both Giant and the residents of the 3300 block of Idaho Ave. NW. are addressed. These plans will be presented at the hearing on February 19.

Our neighbors have called our attention to other provisions in the PUD that will have negative affects on the existing neighborhood. These include: inadequate provisions for parking and an excessive size of the development that is more appropriate for a regional rather than a neighborhood-serving center.

ZONING COMMISSION  
District of Columbia

CASE NO.

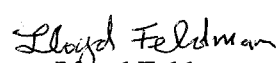
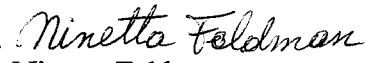
08-15

EXHIBIT NO.

115

We request that the Zoning Commission not approve the application from Friendship-Macomb SC Inc. for changes in the zoning as set forth in the Notice of Public Hearing, Case No. 08-15. We further request that the applicant be invited to resubmit their application with revised provisions that will accommodate the concerns of the area's residents so that we can proceed to build a revitalized shopping and commercial center without negatively impacting the value of the residents' property and quality of life.

Sincerely,

   
Lloyd Feldman    Ninetta Feldman

7916 Maryknoll Avenue  
Bethesda, Maryland 20817