

2009 FEB -4 AM 10:46

OFFICE OF ZONING

February 4, 2009

Director
Office of Zoning
441 4th Street NW, Suite 210
Washington, DC 20001
Fax: 202-727-6072

Re: Request for Party Status Case 08-15

To Whom It May Concern:

We are writing to request Party Status in opposition to the aforementioned case for a Planned Unit Development Approval & Related Map Amendment. At this time we have not hired and are not planning to appear through legal counsel and will have the following witnesses testify on our behalf:

Thomas Haines
Patti McGill Petersen

The following is an outline of the testimony that will be offered:

1. Zoning changes impact
2. Commercial Truck traffic Design and Planning
3. Commercial Loading facilities and Loading Activities

ZONING COMMISSION
District of Columbia

CASE NO. 08-15

EXHIBIT NO. 55

We have arranged for the firm Precision Systems, Inc. (PSI) to conduct an independent traffic study of the PUD area and an analysis of the truck management plan in the PUD. The applicant's representative, Street-Works, agreed to pay for such a study, if they could vet the firm. At the moment the applicant has not responded to PSI's proposal, which we forwarded to Street-Works. We would like to call PSI as an expert witness during our testimony, if this study is completed in time.

The total amount of time we are requesting is 15 minutes.

As a group we represent all the homes on 3300 block of Idaho Avenue. The distances of these homes from the property range from being adjacent to the property (3321 Idaho Ave) to approximately 220 ft (3831 Macomb Street). The individuals who's names appear below have come together to represent shared interests among the owners and residents most affected by the proposed development. The changes in zoning and use have raised our concerns. We feel there is no doubt that we will be adversely impacted by the loading dock/truck and loading operations, and by the entrance location for commercial trucks. This will denigrate our use, quiet enjoyment, and resale values of our properties. The character of the residential neighborhood will be destroyed if relief is granted for the applicant to bisect the existing and planned residences on Idaho avenue with a commercial driveway and truck turn-around, and if the residentially zoned buffer that currently exists between our homes and the grocery store is lost.

We believe this proposal as currently planned will cause irrevocable harm to the surrounding residential neighborhood, changing the nature of the neighborhood and the lives of the families who live there.

Our interests are more significantly affected than those of the general public, because of the close proximity of our properties to the applicant's property line. We are uniquely affected by the commercial activity inherent in the PUD, because of the location of the loading operation (truck entrance and loading dock), so near to our homes. Furthermore, we are uniquely affected because the PUD proposes to change a very large area of residentially zoned land (to C-2-A) which, although much of it is a surface parking lot,

provides a substantial buffer between our neighborhood and the commercial activities of the current Giant, all of which will be lost if the PUD is approved without changes.

In conclusion, we hereby request party status at the February 19, 2009 hearing.

Sincerely,

Thomas J. Haines

Thomas J. Haines
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Washington, DC 20016
Phone: (202) 966-1870

Philip and Grazia Montalto
3321 Idaho Avenue, NW
Washington, DC 20016
Tel: 202-262-8912
Owners

Lloyd and Nanette Feldman
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Washington, DC 20016
Trustees
Mailing Address: 7916 Maryknoll,
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Thomas Haines and
Sophia Vassiliadou
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Owners

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