

Kelia H. Strubling
2842 Fort Baker Dr SE
Washington DC 20020
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D.C. OFFICE OF ZONING
2009 DEC 10 PM 3:18

December 4, 2009

Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

Fax No. 202-727-6072

Re: Letter in Opposition to Zoning Commission Application No. 09-03; Skyland
Town Center

Dear Members of the Commission:

We are homeowners [resident] residing at 2842 Fort Baker Drive, S.E. We are writing to express our strong opposition to the PUD/ Map Amendment requested in Zoning Commission Case No. 09-03, for Skyland Town Center. When economic development was originally considered for this site, we did not expect that the eventual development would re-zone the transitional R-5-A zone behind Fort Baker Drive to the C-3-A district, nor did we expect that a huge Target store would be built so close to the homes on Fort Baker Drive and essentially towering over Fort Baker Drive.

The homes on Fort Baker Drive, located in the R-1-B zone, are nestled behind this massive redevelopment, and the proposal effectively eliminates the wooded, natural "buffer" area that has long shielded Fort Baker Drive and the Hillcrest community from the dense commercial uses on Naylor Rd, Good Hope Rd., and Alabama Avenue.

We certainly do welcome the opportunity for economic renewal of the Skyland Shopping Center, but, especially in light of its taxpayer assistance, does it have to consume the entire property right up to the edge of the quiet residential community to the east? Does it have to take

ZONING COMMISSION
District of Columbia

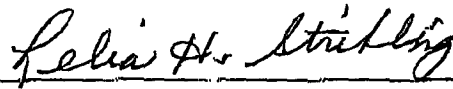
CASE NO. 09-03

EXHIBIT NO. 47

advantage of every square foot of this property, or is this property large enough and this taxpayer - assisted project profitable enough to consider the interests of the long-term residents of Fort Baker Drive?

Where this community now sees a mostly wooded area, it can now expect to see a massive retaining wall (renderings of which the Developer has never provided to us), on top of which will sit a towering 155,000 square foot big box retail store, with its parking garages and non-compliant rooftop structure enclosures. **We urge the Zoning Commission to consider the neighbors that are so intensely and negatively affected by this proposal, and deny this Application in its current form.** It's way too much, and it's irresponsible to eliminate the R-5- A buffer between this quiet low density neighborhood and the commercial retail district.

Sincerely,



[Signature]

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Fax Cover Sheet

Date 12-10-09

Number of pages 3 (including cover page)

To:

From:

Name _____

Name Leta Lelia Stribling

Company Zoning Commission

Company _____

Telephone _____

Telephone _____

Fax 202-727-6072

Comments _____



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