Wendy Leibowitz
The Gibson
1140—23rd St. NW, Apt. 202
Washington, D.C. 20037

June 4, 2004

Zoning Commission of the District of Columbia
Government of the District of Columbia
One Judiciary Square – Suite 210 South
441 Fourth Street NW
Washington, DC 20001

**Re: Case No. ZC00-27M - Zoning Map Amendment – Square 37**

Dear Honorable Members of the Commission:

I am writing to strongly oppose any change in the zoning regulations governing Square 37, Lot 855. Like many longtime residents of the West End, I am quite concerned that our neighborhood is being chewed up by impersonal hotels, large dormitories filled with transitory students, and other "ugly glass box" developments which contribute little or nothing to the quality of life in the neighborhood. The current "moderate density residential uses" specification, R-5-B, must be maintained to preserve any sunlight on the street and in my apartment building; any ability to control noise and traffic flow, and any shred of hope that beautiful townhouses, attracting residents with a commitment to the neighborhood, can be constructed on what is now a dirt parking lot next door to my home at the Gibson.

I am the owner of two condominium units at the Gibson. My concern about the development of Lot 855 is threefold:

1. The lot will be re-zoned and sold to GW: If the current zoning specifications are lifted, the temptation to sell the lot to George Washington University to construct a cheap, ugly dorm will be overwhelming.

2. Traffic will not be able to move. Contrary to the traffic report prepared by Gorove/Slade Associates, the bumper-to-bumper traffic flow on 23rd Street cannot be remedied by making a few changes to Washington Circle. If a large apartment building is constructed, in violation of what is currently allowed for under the zoning specifications, the increased traffic, pollution and honking will be unbearable. Given that there are three emergency responders in the neighborhood (a fire department on 23rd and M Street, a police unit on 23rd and L, and George Washington University Hospital on Washington Circle), dramatically increasing the amount of cars in the neighborhood will have not just an adverse impact on our quality of life, but potentially on the ability to save life itself.

ZONING COMMISSION
District of Columbia
CASE NO. 00-27
EXHIBIT NO. 73

ZONING COMMISSION
District of Columbia
CASE NO.00-27
EXHIBIT NO.73

3. Sunlight. The main side of our apartment building to receive sunlight is the side facing the parking lot. If a large building is constructed, our sunlight will be blocked. I lived in New York City for ten years. I saw the negative impact on crime, courtesy, and quality of life when people lived in shadows. Please do not change the current height restrictions on the square, which will allow some sunlight to continue to flow into our building.

4. Finally, there are significant developments occurring on 24th Street, in and near the former Columbia Hospital for Women. Please consider the enormous influx of residents and traffic into those buildings when making your decision.

In sum, the current zoning regulations (R-5-B, moderate density residential use) make a great deal of sense. They allow for development, but respect the neighborhood residents. Please allow us to build a community in the West End, and not be victims of more big, crowded boxes.

Thank you for your consideration. We are looking forward to the hearing on June 10, 2004.

Respectfully yours,

Wendy Leibowitz