

ADVISORY NEIGHBORHOOD COMMISSION 3E
TENLEYTOWN • AMERICAN UNIVERSITY PARK • FRIENDSHIP
HEIGHTS

P.O. Box 9953 • Friendship Station
Washington, DC 20016

202-244-0800

Leslie Quynn
SMD 01

Chris McNamara
SMD 02

Tad DiBiase
SMD 03

Jill Diskan
SMD 04

Frank Gordon
SMD 05

November 14, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 14 PM 3:58

Ms. Jerrily Kress
Director of Office Zoning
B.Z. A.
41 4th Street NW
Room 210 South
Washington DC 20001

Dear Ms. Kress,

Advisory Neighborhood Commission (ANC) 3-E respectfully requests that the Zoning Commission support the attached resolution regarding the opposition of Stonebridge Associates 5401, LLC Application for a Zoning Change and Planned Unit Development of Square 1663, Lot 805 (Washington Clinic) and Part of Lot 7 (Lisner Home). ANC 3E approved this resolution at a properly noticed meeting on November 7, 2002. Commissioners Jill Diskan, Chris McNamara, Frank Gordon, Tad DiBiase and Leslie Quynn were present. The resolution was approved by a vote of 5-0.

Thank you for your consideration of the ANC's position. Please give our request "great weight" in your decision on this matter.

Sincerely,


Jill Diskan
Chair ANC 3-E

Via: Fax and US Mail

ZONING COMMISSION
District of Columbia
Case # 02-17
Date 137

ZONING COMMISSION
District of Columbia
CASE NO. 02-17
EXHIBIT NO. 137

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**Resolution on Stonebridge Associates 5401, LLC Application for a
Zoning Change and Planned Unit Development
of
Square 1663, Lot 805 (Washington Clinic)
and
Part of Lot 7 (Lisner Home)**

WHEREAS Stonebridge Associates 5401, LLC has applied to the Zoning Commission to change the zoning designation of the Washington Clinic property from R-5-B to R-5-C;

WHEREAS Stonebridge Associates 5401, LLC has applied to the Zoning Commission to seek approval of development on Lot 805 and Lot 7 through a consolidated review one-step process under the Planned Unit Development zoning provisions;

WHEREAS Stonebridge Associates 5401, LLC has applied to the Zoning Commission for an additional 5% of height and an additional 5% of density over the matter of right zoning;

WHEREAS Stonebridge Associates 5401, LLC seeks through its October 25, 2002 "Supplemental Prehearing Statement" to build a medium residential building with 8 stories, up to 125 condominiums, 78.75 feet height, 182,000 developed square feet, FAR not to exceed 4.2 on the Washington Clinic property (Lot 805) and a separate building on Lot 7 for a stand-alone child development center with 3,000 square feet with a total combined FAR of 3.14;

WHEREAS ANC3E heard presentations from Stonebridge Associates 5401, LLC at three public meetings, including two devoted almost entirely to the Stonebridge Application, and heard presentations from FHORD and from the DC Office of Planning, as well as comments and questions from individual community members;

WHEREAS R-5-B zoning for Square 1663, Lot 805 currently allows a height of 50 feet, a FAR of 1.8, residential development of 78,912 square feet;

WHEREAS a Planned Unit Development under R-5-B might permit heights of 60 feet, a FAR of 3.0 and a total square footage of over 130,000 feet;

WHEREAS, even though Stonebridge Associates 5401, LLC has made significant modifications to its original proposal submitted in March 2002, including reducing the requested square footage, reducing the height, preserving the green space, locating the mass on Western Avenue, increasing the distance from its building to the nearest single

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family residence, locating the child care facility on the Western Avenue frontage, and adding an affordable housing component, members of the community, both individually and through the Friendship Heights Organization for Reasonable Development (FHORD), strongly oppose the requested zoning change and the proposed 8-story, 78.75 foot high, 182,000 square foot planned unit development, and feel strongly that this proposed development is not consistent with the scale or character of the neighborhood, and that a development allowed under R-5-B zoning, though it would be significantly denser than the surrounding neighborhood, could be consistent with the scale and character of the neighborhood;

WHEREAS, a majority of Commissioners think that this project merits approval, but one of those three Commissioners feels that the ANC position should reflect the sentiment expressed by the neighbors;

Now, therefore, Advisory Neighborhood Commission 3-E hereby **OPPOSES** Stonebridge Associates 5401, LLC's application.

ANC 3-E approved this resolution by a vote of 3-2 at its monthly public meeting on November 7, 2002. Commissioners present were Jill Diskan, Chris McNamara, Tad DiBlase, Frank Gordon and Leslie Krafft Quynn.



Jill Diskan, ANC 3E Chairperson

Fax

**To: Ms. Jerrily Kress
B.Z.A.
Fax: (202) 727-6072**

**From: Polly King
ANC3E
Fax: (202) 362-0360**

Date: November 14, 2002

Four pages including cover