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August 19, 2002

Carol Mitten, Chairman
Zoning Commission
District of Columbia Office of Zoning
441 4th Street NW, Suite 210-S
Washington, DC 20001

Re: Case # ZC 02-17 (Stonebridge Associates)

Dear Chairman Mitten:

After running errands in Bethesda on Saturday, I came home more firmly opposed than ever to the proposed zoning changes for the site on the corner of Military Road and Western Avenue. I do not want to see our residential neighborhood destroyed as was Bethesda by creeping commercialism and development. I am opposed to zoning changes which would allow a massive 90 foot structure containing 225 rental apartments, and retail spaces to be built on the current site of the Washington Clinic, its parking lot, and 14,380 square feet of the Lisner Home site.

Beyond that I do not want a precedent set which could result in such a structure eventually being built next door to me.

Military Road already carries an excessively heavy load of traffic on the corridor from Wisconsin Ave. to Connecticut Ave. Is the District ready to deal with even heavier traffic load on this narrow street at the very time it is actively engaged in calming traffic throughout the city?

The Stonebridge plan calls for destroying a beautiful stand of trees to make room for a parking garage. Again this action runs counter to the District's dedication to saving our tree canopy which is under stress from pollution and drought. Can we afford to destroy these graceful old trees to advance the fortunes of a developer?

There are neighborhoods in the city which are in great need of retail and commercial development. Our neighborhood is more than adequately served by retail establishments. The Comprehensive Plan for Ward Three is aimed at preserving low density, stable residential neighborhoods. We do not need any further retail and commercial development, nor do we need to allow increased density beyond the current zoning for the site. Zoning on the Clinic site was already changed by the city to allow greater density due to proximity to the metro.

It behooves the Zoning Commission to deny the zoning changes requested by Stonebridge Associates. The commission must remain committed to the Comprehensive Plan.

Sincerely,

Margaret C. Ahmann

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ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 38

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.38