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June 18, 2002

Zoning Commission
C/O Mr. Alberto P. Bastida, AICP
Secretary of the Zoning Commission
Office of Zoning
441 4th Street, NW,
Suite 210
Washington, DC 20001

ZONING COMMISSION
District of Columbia
Case 02-19
Exhibit 98

D.C. OFFICE OF ZONING
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Re: **Support of the Tree and Slope Overlay (Case No. 02-19 - Text Amendment Forest Hills)**

Dear Commissioners:

We live in the Proposed Tree and Slope Overlay area and **Fully Support** the Overlay. As the result of a lack of an overlay or other zoning protection in Forest Hills, a developer recently cut down over 600 years of trees across the street from my house and is jamming two large houses on a subdivided lot without even consulting with the impacted neighbors. We implore you to vote favorably to maintain the lot size, setback and tree regulations as proposed by the Tree and Slope Overlay Committee to prevent further damage to Forest Hills.

We purchased my home last year because we were expecting our first child and liked Forest Hill's park like setting and the mature trees. We didn't want to live in a suburban subdivision. Imagine our shock when we woke one morning to the sounds of buzz saws and witnessed a developer cutting down mature trees, in some cases over 80 to 100 years old (including one because he didn't want to move his proposed driveway several feet). We were dismayed to find that the city acted as if it was the developer's right to change the character of the neighborhood and that there were no laws to protect us, the neighbors.

Our research has since shown that the Tree and Slope Overlay was recommended in the District's 1999 Comprehensive Plan which states "Several areas in the ward, because of their existing low density and "park-like" setting, require land use controls in addition to the requirements of R-1 zoning ... This Tree & Slope Protection overlay should be considered and adapted for other park-like, hilly areas such as the Potomac palisades and the portions of the Forest Hills and Barnaby Woods neighborhoods adjacent to Rock Creek Park and its tributary valleys;" The overlay is also called for in the Mayor's budget. However the regulations were never adopted.

While some citizens have complained they were not involved in the process, it is not because of a lack of notification or the lack of a chance to have input. We have lived in Forest Hills for less than one year and are fully aware of the Overlay and feel that the committee has heard our position. In fact, many of the opponents are architects or builders themselves and have a vested interest in preventing regulation.

The developers now want to delay or prevent this overlay. These developers aren't building houses in which they will live. They simply want to make a quick dollar without regard to the impact on the

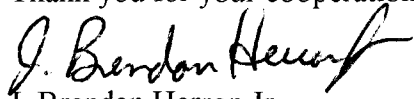
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EXHIBIT NO.98

neighborhood. Uncontrolled development will destroy this neighborhood. It has been estimated that Forest Hills is only one third developed based on the current zoning laws. I can assure you that development like that will destroy the character of the neighborhood, hurt property values, destroy the remaining tree cover and turn Forest Hills into a suburban subdivision. It is time to stop this type of development. In a petition presented to the ANC, the vast majority of the neighbors on Albemarle Street and 29th street supported this overlay.

We look forward to a favorable vote. It is very important that the lot size and setback regulations as proposed by the Tree and Slope Committee not be reduced in order to limit the development and protect the trees.

We hope to have the opportunity to present my position to you at the hearing. In the meantime, if you have any questions, you may call us at (202) 248-9837.

Thank you for your cooperation in this matter.



J. Brendan Herron, Jr.



Karen Herron

Cc: Forest Hills Tree and Slope Committee
Anc 3f