

Sally Williams Gresham
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June 19, 2002

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

1957100
D.C. OFFICE OF ZONING
2002 JUN 21 AM 11:32

Re: Case No. 02-19
Text Amendment - Forest Hills Tree and Slope Overlay District

Dear Mr. Bastida:

I am a resident of Forest Hills and support the proposed Tree and Slope Overlay District under consideration as Case Number 02-19. As a former Advisory Neighborhood Commissioner for 3F04, I am very aware of the impact of development on our neighborhood for many years.

I have followed the development of the proposed overlay district and have seen many neighbors working diligently to include opinions from as many neighbors who are willing to participate. A number of modifications to the proposals have been made as a result of the public input. This process started as a grass roots movement in the Spring of 2001 and has been discussed at numerous ANC meetings and at Town Hall meetings sponsored by the ANC, the Forest Hills Citizens Association and the Ad Hoc Tree and Slope Committee. Prior to the set down of the overlay district, some citizens have asked that the boundary be expanded. At an appropriate time, I would like to see the boundary expanded to include the square where my family and I live (Square 2037). While part of the square is zoned R-5-D, which I understand the Zoning Commission is reluctant to include in overlays such as this, at least that part that is zoned R-1-A could be included. Due to the contiguous nature of the R-5-D, I believe it could also be included successfully.

The proposed overlay will benefit both our neighborhood and the District of Columbia. It will help preserve the natural topography and mature trees to the maximum extent feasible in Forest Hills; prevent significant adverse impact on adjacent open space, parkland, stream beds, or other environmentally-sensitive natural areas; limit permitted ground coverage of new and expanded buildings and other construction and encourage a general compatibility between the siting of new buildings and the existing neighborhood.

ZONING COMMISSION
District of Columbia
Case 02-19
Exhibit 106

ZONING COMMISSION
District of Columbia
CASE NO.02-19
EXHIBIT NO.106

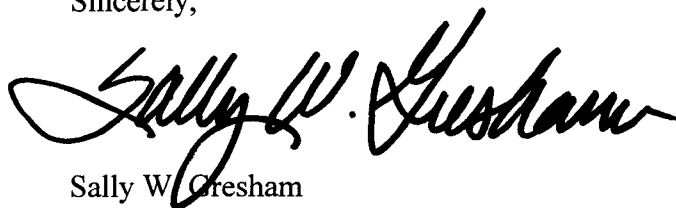
The requirements are not onerous and allow for Special Exceptions to be granted in the cases where specific provisions might cause hardships on irregular lots. In most cases the existing houses and subdivided lots in the neighborhood already conform to the requirements of the district. The overlay will have little or no negative effects on them. It will however prevent developers from tearing down and subdividing existing lots causing increased density and irreparably harming the character of the neighborhood. This is an issue to which I am particularly sensitive, due to development which happened across the street from our home.

I have enclosed copies of the Sanborn maps for our neighborhood. In Square 2035, where there was previously one large house which belonged to the Nicaraguan Embassy, the land was subdivided into 20 separate lots, all approximately 7,500 square feet. The apparent size of the lots is reduced further because many of the houses are accessed by private streets which are located on the small lots. Virtually all of the mature trees on the property were cut down. The setbacks from Davenport, Ellicott and 32nd Streets are substantially less than other houses on the street. There are no sidewalks. In short, it is completely out of character with the rest of the immediate neighborhood. As you can see from the enclosed maps, the houses are stacked 4 deep from each of the streets, creating a patchwork quilt of lots and houses.

This is not the only case where this type of development pressure has occurred in the neighborhood. At the corner of Albemarle and 29th Streets, a developer has recently purchased a house and subdivided the 20,800 square foot lot into two lots. Several large trees have already been cut down in preparation for building two houses where one has been for many years. A program like the proposed Tree and Slope Overlay would have required that existing, healthy, mature trees be preserved. The setback requirements would have mandated that the building on a corner lot would have had an appropriate setback on both street fronts.

In short, the proposed Tree and Slope Overlay is a necessary and worthwhile undertaking and I support it wholeheartedly.

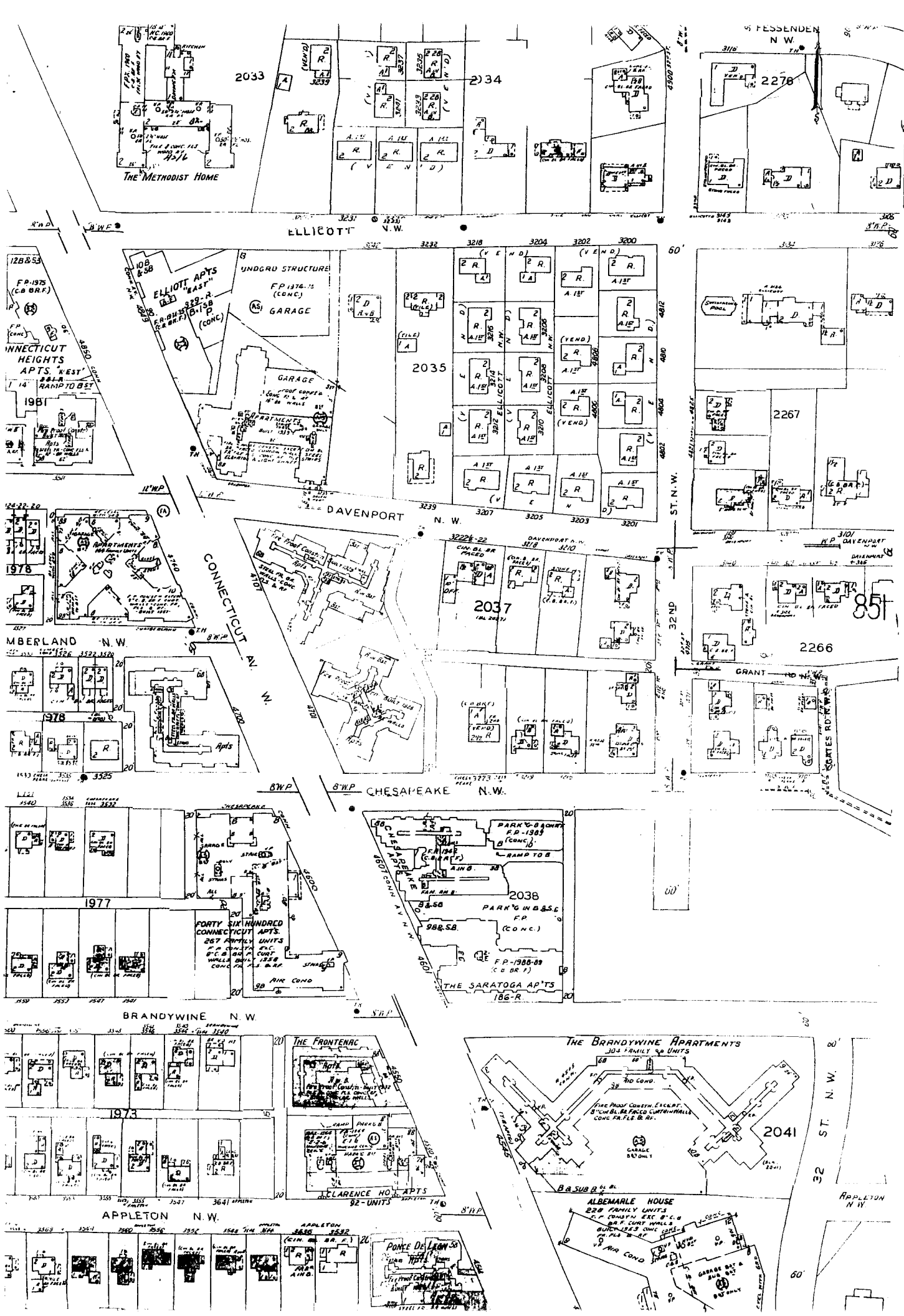
Sincerely,

A handwritten signature in black ink, reading "Sally W. Gresham". The signature is fluid and cursive, with the first name "Sally" being the most prominent.

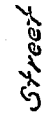
Sally W. Gresham

Enclosures

cc: ANC 3F
Ad Hoc Committee on Tree and Slope Protection Overlays
Mr. George Clark, Co-Chair
Mr. David Bardin, Co-Chair



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2033

2 *Ellicott*

Street



Davenport

Street



CHESAPEAKE

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Схемаракс

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Brandywine