

D.C. Zoning Commission
Room 210
441 4th Street, N.W.
Washington DC 20001

Attention: Alberto Bastida

Re: Zoning Commission Case No. 02-19
Forest Hills Overlay District

RECEIVED
D.C. OFFICE OF ZONING
2002 APR 18 AM 9:47

Dear Members of the Commission:

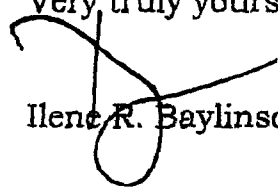
It has come to my attention that the Forest Hills Citizens Association has requested the Zoning Commission to schedule a public hearing on a proposal to create a new overlay district applicable to this neighborhood. As a resident and owner of property in the area that would be subject to the overlay, I request the Commission delay scheduling a hearing on the issue until the residents have an opportunity to review the details of the proposal.

While I have not had an opportunity to study the proposal in detail, my understanding is that the proposal substantially restricts the right to alter existing topography, substantially increases the side yard requirements, imposes a front yard requirement where none exists now and raises the minimum lot area for a house to 12,000 square feet. This is of significant concern to me, in that my current lot area is substantially less than 12,000 square feet. I am sure that many of my neighbors will also be concerned about the details of the proposal in that many houses in the neighborhood will become nonconforming under the new lot size requirements. These are serious implications that need to be reviewed in detail, before the Commission begins considering this case.

While it is important for the Commission to take action on proposals it receives, I hope that the Commission will allow time for property owners to understand the proposal in question and to comment to the Commission, before a hearing on this case is scheduled. Many property owners in the area could be significantly impacted by this proposal. It is therefore critical that the issue is carefully considered, and that all impacted residents fully understand its implications.

Thank you for your consideration of this request.

Very truly yours,


Ilene R. Baylinson

ZONING COMMISSION
District of Columbia
Case 02-19
Date 14

ZONING COMMISSION
District of Columbia
CASE NO.02-19
EXHIBIT NO.14