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02-19

October 1, 2002

D.C. Zoning Commission
441 4th Street, NW
Suite 210
Washington, D.C. 20001

Dear Sir:

I am writing as a resident of Forest Hills to oppose the proposed tree and slope overlay zoning proposal. I have studied the documents and believe many of the good intentions of the tree preservation plan are actually a way of masking new bulk and set back requirements on Forest Hill lots, which over time will impede the evolutionary changes which will necessarily be made by residents and homeowners.

As a resident of Forest Hills for more than 10 years, it is clear to me that tree protection is not a major issue. Major landscaping work is constantly being done by Forest Hill residents. Hundreds of new trees, scrubs, and street trees have been planted while I have lived here enhancing the neighborhood.

The recent trend of replacing existing houses with new and larger ones, while sometimes not always completely sympathetic to the existing scale and design of the neighborhood streets, has upgraded the housing stock of this very special neighborhood of Washington, and in some cases added new and interesting residential buildings to the housing stock. Before passing a resolution which in the name of preserving trees will in fact greatly inhibit the existing residents to alter their homes at the ground level and all but eliminate many sites from new development, consider what a successful urban neighborhood Forest Hills is today. It seems to me it has become, thus, because the existing regulations are flexible. The organic and evolutionary changes that have and continue to occur in Forest Hills have been made possible by that very flexibility.

I urge you to reject the entire overlay as now drafted including its amendments. There is no emergency in Forest Hills. More consideration for any changes to our existing underlying zoning must be given addition consideration.

Kind regards,

Richard M. Rosan, President
2950 Davenport Street, NW
Washington, DC 20008

ZONING COMMISSION
District of Columbia
Case 02-19
Exhibit 270

ZONING COMMISSION
District of Columbia
CASE NO.02-19
EXHIBIT NO.270

From the desk of:**Richard M. Rosan, President
ULI-the Urban Land Institute****1025 Thomas Jefferson Street****Suite 500 W****Washington, DC 20007****Telephone: (202) 624-7060****Fax: (202) 624-7069**

Fax

To: D.C. Zoning Commission**From:** Richard Rosan, President**Fax:** 202-727-6072**Pages:** 2 (Including Cover Sheet)**Phone:****Date:** 10/01/02**Re:** Forest Hills – “Tree and Slope” Overlay **CC:**☐ **Urgent**☒ **For Review**☐ **Please Comment**☐ **Please Reply**☐ **Please Recycle**

• Comments: