CASE No. 02-50

Zoning Board for the District of Columbia
1 Judiciary Square Suite 220
441 4th Street, NW
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2003 MAY 28 PM 4:13

Dear Board:

I am writing in opposition to the request of St. Luke's Condominium LLC to have Lot 815 ([redacted]) of square 1935 rezoned from NO/R-1-B to NO/R-5-B. The posted notice said that this request will be the subject of a public hearing during the evening of June 30, 2003. I will be unable to attend this hearing.

My wife and I own a house and reside in it in square 1935 at 3624 Davis St. NW, abutting on the current parking lot/alley of St Luke's church. We have resided there for 38 years.

This square and all of the blocks in the triangle known as Massachussetts Avenue heights are supposed to be restricted to single family homes, though some exceptions have been made over the years. This triangle is formed by Massachussetts and Wisconsin Avenues with Calvert Street/Observatory Circle acting as its base. Other than churches, the only real exception to this land use is for the illegally constructed Savoy Hotel at the NW corner of square 1935. (My understanding of the court decision on its construction was that the old District Government commissioners did act illegally in that no proper hearing was held on its zoning variance since the three commissioners voting to allow it did not attend the hearing that was held and the two who did both voted against allowing the construction.)

This proposal would build onto this precedent and be a major step towards destroying the nature of the neighborhood. The petitioners have asked to allow construction of a 44 unit complex on the square. On the northern side of the same square, this same length of the square is now occupied by only three single family homes and the hotel.

It would seem to me that there are other options available here that would be more in keeping with the nature of the neighborhood, though they undoubtedly would be far less lucrative to the greedy church and other investors who want to develop the land into a high density residential area. For example, town houses could be built as they were on the next block of Calvert Street between 37th Street and Tunlaw Road. Such a project would be a welcome addition to the neighborhood and would minimize the increased traffic and parking problems the neighborhood already has (in large part because of lax to non-existent parking enforcement in the area).

Sincerely yours,

Robert E. Copeland

ZONING COMMISSION
District of Columbia
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Exhibit 25

ZONING COMMISSION
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EXHIBIT NO.25