Carol Mitten, Chair
Zoning Commission
District of Columbia Office of Zoning
441 4th Street, NW, Suite 210-S
Washington, DC 20001

9/24/03

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Dear Chairwoman Mitten:

I am writing in opposition to IBG's application for rezoning and a PUD at the site of Babes Billiards in ZC case #03-27.

As a resident of the Tenleytown community, I strongly urge you to enforce our current zoning laws and preserve 4600 Wisconsin Avenue's zoning as C-2-A. Here are the reasons:

- Rezoning the Babes site will bring unacceptable increases in traffic and parking problems to an area already facing gridlock.
- Rezoning without community support breaks the contract between residents and the city that zoning laws represent.
- The dense building IBG proposes is out of scale with the neighborhood and threatens to destroy the unique character of our urban life.
- We welcome sensible development that benefits the neighborhood, not the developers. Developers can build profitably within the current zoning.
- While transit-oriented development makes sense, Tenleytown is already doing its part, with ridership substantially above that of the Metro stops at Cleveland Park, King Street, and many other Metro stations in the District that welcome and need the development that we do not want and do not need.
- Our city officials—the Mayor, the Planning Office, and the Zoning Commission—represent us and should be working for our benefit and the well-being of the entire city, not for the greater profit of a few developers at the expense of DC families and residents.

Sincerely,

Peggy Hodges

& Shelly Martin

Sheldon Martin
4201 Butterworth Place NW
Washington, D.C. 20016

SAVE THE EARTH
Peggy S. Hodges
4201 Butterworth Pl. N.W.
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ZONING COMMISSION
District of Columbia
Case 03-27
Exhibit 16

ZONING COMMISSION
District of Columbia
CASE NO.03-27
EXHIBIT NO.16