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STATEMENT FOR ZONING PUBLIC HEARING
Case No. 04-11
Emerson Park Project
611 Emerson Street, NE

1. My name is Belinda V. Bell who resides at 4829 – 7th Street, NE, Washington, DC I wish to be a party to speak at the hearing on 11/22/04.

My question to the Zoning Commission is "Why should Rocky Gorge Homes be granted R4 zoning permit instead of the current R2 zoning permit? What is so special about Rocky Gorge Homes that it should be allowed to change 50 years of history and continuity of development in ANC 5A-01 and ANC 5A-02?"

For as far back as 1948, new homes built in this section of Brookland and North Michigan park, were zoned as R2, with the single family houses built as one stand alone dwelling or a semi-detached dwelling Over the years as new homes were built, whether at 14th and Gallatin, 6th Place, NE, 7th and Varnum, NE, Eastern Avenue or South Dakota Avenue, NE they were always in conformance with the existing homes in the community, either detached or semi-detached. This type of consistency has maintained the character of this particular neighborhood By the date of the hearing, November 22, 2004, I will have the actual dates of specific home construction since 1955 R2 zoning is what makes Brookland and North Michigan Park a unique community Me and other residents would like to see it stay that way.

I am not opposed to development in the neighborhood. As you know, Rocky Gorge has planned to build 16 new homes on 7th Street, NE, which is also a part of this project Those homes will be zoned R2 It is my recommendation, that they build those same style houses on the property at 611 Emerson Street, NE, and not be allowed to build rows of townhouses that range beyond semi-detached. I am also concerned that once they are given R4 zoning, that they may decide to build apartments or condominiums on that lot

I purchased my home at 4829 – 7th Street, NE in 1987 I love living in this neighborhood. There is a feel of suburban living right here in the city. I would like to see it retain that feel

Rocky Gorge's proposal for building 79 town houses at 611 Emerson, none of which are semi-detached, but rows of townhouses attached 5 across to as many as 8 across does not fit in this community This Emerson Park proposal severely changes the design, architecture and density of this community

So, the answer to my earlier question, what's so special about Rocky Gorge Homes that you, the Zoning Commission should grant them permission as first developer to change the character of this neighborhood is absolutely "NOTHING" There is nothing special about Rocky Gorge Homes that it should be allowed to overcome years of history

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and alter the unique character of Brookland/North Michigan Park, against the desire of the residents

In closing, I ask that you only grant Rocky Gorge Homes' R2 zoning for 611 Emerson Street, NE and deny their request for R4 zoning

Sincerely,

Belinda V Bell
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Addendum:

If granted permission to speak at hearing, I would represent myself.

Though I am within 200 feet of the houses Rocky Gorge proposes to build on 7th Street, NE, I am outside the 200 feet of the 611 Emerson Street, NE project

My statements address the historical precedent of this proposal

If allowed to speak, I would need about 15 minutes to share the dates of project development of new homes in the area since 1955.

Cc Deborah Crane- DC Office of Planning