04-16

6601 Piney Branch Road, N.W.
Washington, D.C. 20012
February 28, 2005

Ms. Carol Mitten, Chair
District of Columbia Zoning
Council
Suite 2105
441 - 4th Street, N.W.
Washington, D.C. 20001

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Dear Chairperson Mitten:

My name is Ruth E Prater and I worked a long time on the Takoma Central District Plan along with hundreds of other people. During these negotiations we were promised that any building in our area would stay within two to four floors to maintain the character of our neighborhood. We disagreed on other points, but we all agreed on this.

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CASE NO. 04-16
EXHIBIT NO. 15

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You can find this on page eight of the plan. Not only was the two to four floors adopted, but buildings are to keep the character of the neighborhood and to scale.

My problem with the proposed overlay language is that it increased the height of buildings to fifty-five feet and possibly five stories. The plans are suppose to be in keeping with the characteristics of the area.

I remember the co-housing project. Everyone thought that it would fit into the community. Without plans that are drawn to scale with the other buildings in the neighborhood noone has any idea of what the project will look like until it is built. If that project had

built properly it would have been scaled down on the side it abuts the single-family homes. Instead it towers over these houses.

I for one do not want our neighborhood to look like Connecticut Avenue or Wisconsin Avenue. This is not who we are. The fourteen feet first floor and the fifty-five feet limit on height may be a subterfuge for getting inappropriate building in our neighborhood. I think that you need to amend the language of the proposal to close any loop holes for building inappropriate structures in this area.

I am a member of Plan Takoma, but I do not know

what position it will take. However, Plan Takoma does not speak for me because I do not know what position they will take and if they have enough time to reach people who are not on the list serve.

I hope that you will take my comments seriously and protect our neighborhood from predatory developments.

Sincerely yours,
Ruth E. Foster