Reference ZC Case Number 04-16

We the undersigned residents of Takoma support the proposed "Takoma Neighborhood Commercial Overlay District" which is intended to preserve and enhance Takoma's small town character, promote mixed use development in the existing commercial area and make major pedestrian corridors pedestrian-friendly.

RECEIVED
MAR 0 3 2005
OPM

This will be accomplished by requiring NEW development to:

1) Provide a sidewalk width of at least 13 feet (measured from the curb),

2) Require ground floor commercial uses;

CASE NO. 04-16
EXHIBIT NO. 18

3) Increase height from 50 feet to 55 feet to allow additional height for the ground floor level without reducing potential for residential above. (This is because current retail standards require higher ceiling heights.)

We realize that all existing businesses and structures are "grandfathered" in and that there is nothing that changes any density from the existing.

The proposed 5 foot increase in height is not substantial enough to create a negative effect in the area given the potential for improving retail. It appears to be a good trade off.

RECEIVED
D.C. OFFICE OF ZONING
2005 MAR -4 PM 4: 28

SIGNATURE	NAME	ADDRESS
Alice Giancola	Alice Giancola	528 Cedar Street, NW
	ANTHONY R. GIANCOLA	528 CEDAR ST NW
	NOERENA ABOOKIRE	6911 5TH ST NW
	TERRY PAINTER	426 RITTENHOUSE ST, NW
	PETER BRAY	6635 EASTERN AVE
	Kyle Walton	6630 EASTERN AVE
	Carlton Heflin	6914 Fifth Street NW
	William Ethridge	6920 Piney Branch Rd NW
	Sherri Sossaw	6920 Piney Branch
	Jessica W. Hafer	727 Butternut St NW
	Greg Hafer	727 Butternut St. NW
	EDWIN Jaehne	426 Rittenhouse St.
	LEE TEITELMAN	6914 5TH ST NW.

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.18