4/9/05

Re Case Number 04-16

If there are any questions concerning this please contact.

Ms Alice R Giancola
528 Cedar St NW
Washington, DC 20012
202 723-1859

Clifford Moy,
Acting Secretary to the Zoning Commission,
D C Zoning Commission
441 4th Street, N W , Suite 210-S,
Washington, D C 20001

Re Takoma Neighborhood Commercial Zoning Ov

This letter is to express our support of the proposed amendment to amend chapter 13, Neighborhood Commercial Overlay District, of the Zoning Regulations to create a new overlay, the "Takoma Neighborhood Commercial Overlay District," as published in the DC Register

We understand the following rulemaking action is proposed to

(a) Reserve sufficient open space to provide adequate light and air to encourage retail and service uses, and pedestrian circulation in the vicinity of the Takoma Metro station,

(b) Require a minimum clear floor-to-ceiling height on the ground floor sufficient to accommodate the needs of neighborhood-serving retail, service and office uses, and

(c) Allow and encourage residential development to help meet the need for housing, enhance safety, and provide sufficient resident population to support neighborhood-serving retail, service, and office uses

This will be accomplished

By having the street wall of each new building fronting on Blair Road, N W , Cedar Street, N W , and Carroll Street, N W set back not less than thirteen feet (13 ft), measured from the adjacent curbline ,

By requiring each new building or building addition to provide retail or service establishments on the ground floor level with a minimum floor-to-ceiling height of fourteen feet (14 ft),

By allowing those portions of buildings with a minimum clear floor-to-ceiling height of fourteen feet on the ground floor level a total building height of fifty-five feet (55 ft)

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NAME CASE NO. 04-16 SIGNATURE ADDRESS
EXHIBIT NO. 47

Alice Giancola	Alice Giancola	528 Cedar St, NW
ANTHONY GIANOLA		528 Cedar ST NW
MARIE RINGWALD	Marie Ringwald	529 CEDAR ST. NW
	T Michael Kerr	529 Ceda. St NW

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.47

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	LYNN HAILES	Lynn Hailes	530 Cedar St NW
	DARYL MITCHELL	Daryl Mitchell	532 Cedar St NW
13	NIKI MITCHELL	Niki Mitchell	532 Cedar St, N.W.
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