Monica Davy
6933 Ninth Street, NW
Washington, DC 20012

May 2, 2005

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Ms. Carol Mitten, Chair
Zoning Commission, Office of Zoning
441 4th Street, NW, 210-S
Washington, DC 20002
Fax No : 202-727-6072

Re: Takoma Neighborhood Commercial Overlay District, Case No 04-16

Dear Ms. Mitten:

The purpose of this letter is to express my support for keeping the 50 foot limit for new buildings in the proposed commercial Overlay Zone of Takoma DC. For the following reasons, I believe that 55 feet is too high. First, 55 feet is much higher than any of the other buildings currently there. The two new buildings around the Takoma Metro are about 50 feet in height. These buildings allow for a point of comparison. Second, the buildings around the new buildings are lower, and are no more than 3 stories high. The current height limit for buildings in the C-2-A zone is 50 feet, which is sufficient for Takoma.

Also, the 15-foot setback from the street is better than the 13-foot setback that the Office of Planning proposes. Our streets and sidewalks are too narrow for these tall buildings. Most of our old stores and the Theatre are set back far from the street. The old stores on Fourth Street are just one story tall, so the sidewalk feels wide enough, and it seems far enough away from the passing cars and buses because cars are usually parked between the sidewalk and the traffic.

I hope that the Zoning Commission understands that we want a safe, attractive and inviting commercial area where people will enjoy shopping in the new stores, as well as the stores that are already here. For these reasons, I am in favor of keeping the height limit at 50 feet and requiring the setback from the street to the street wall to be at least 15 feet.

Thank you for your consideration.

Sincerely,

Monica Davy

ZONING COMMISSION
District of Columbia
CASE NO. 04-16
EXHIBIT NO. 50

ZONING COMMISSION
District of Columbia
CASE NO.04-16
EXHIBIT NO.50

DEPARTMENT OF HEALTH AND HUMAN SERVICES
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Facsimile Transmission Sheet

TO: Carol Mitten
Zoning Commission

FROM: Monica Hughes Davy
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