May 1, 2005

Ms. Carol Mitten, Chair
Zoning Commission
Office of Zoning
441 4th Street, NW, 210-S
Washington, DC 20002

Fax No.: 202-727-6072

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

Dear Ms. Mitten:

I support keeping the 50' limit for new buildings in the proposed commercial Overlay Zone of Takoma DC. 55' is too high, and it's much higher than any of the other buildings here. The two new buildings around the Takoma Metro are about 50' high. These give us a point of comparison. The buildings around them are lower, and are no more than 3 stories high. The current height limit for buildings in the C-2-A zone is 50'. That's high enough for Takoma.

Also, the 15' setback from the street is better than the 13' 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 come to buy things in new stores that will open as well as those already here. That's why I want to keep the height limit at 50' and require the setback from the street to the streetwall to be at least 15'.

Sincerely,

Janice Stanton
6600 Piney Br. Rd NW

ZONING COMMISSION
District of Columbia
CASE NO. 04-16
EXHIBIT NO. 56

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CASE NO.04-16
EXHIBIT NO.56

5/2/04

To: Carole Mitten
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2 pages including this cover sheet

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