

CAPITOL HILL RESTORATION SOCIETY
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202-543-0425 www.chrs.org

January 3, 2006

Stephen Mordfin
Development Review Specialist
DC Office of Planning
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

RE: Zoning Commission Case No 05-34

Dear Mr. Mordfin,

The Capitol Hill Restoration Society (CHRS) is one of the largest civic organizations in Washington, DC and has, for over fifty years, dedicated itself to the preservation of the historic architectural fabric of Capitol Hill and the life style enjoyed here. This letter is in response to the recent Zoning Commission hearing where a question arose about community support for ANC6C's request to rezone Square 895, Lot 76 from R5D to R4. CHRS strongly supports the request.

Initially, it must be noted that the R5D zoning is an anomaly in the Historic District where most properties are zoned either R4 or C2A. It must also be noted that the Comprehensive Plan calls for the subject property to be rezoned moderate density residential. The current zoning, R5D, is not a moderate density residential category as are R4, R5A or R5B. Any development that exceeds that allowed by R5B would be incompatible with the Comprehensive Plan and the historic character of the Capitol Hill Historic District.

CHRS understands that the Office of Planning (OP) has proposed that the property be rezoned to R5B instead of the R4 requested by ANC6C. Although CHRS supports the ANC proposal, a previous acceptable development was proposed for the site. In 2002 the Hollady Corporation bought the subject property and proposed to develop it with a condominium complex. The Holladay proposal was a modest venture consistent with a R5B zone and thus consistent with the Comprehensive Plan and the historic neighborhood. Regrettably these plans were frustrated by the Hospital's bankruptcy.

Furthermore, in 2004, CHRS, ANC6A and ANC6B all voted to support a rezoning of the subject property to R5B. These actions led to ANC6C holding meetings on the rezoning and then making this request. It should be noted that ANC6A is directly across 8th Street, NE from the subject property and ANC6B is two blocks away. As you can see, there is unanimous community support for rezoning this property.

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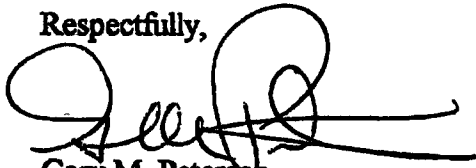
CASE No. **05-34**

EXHIBIT No. **16**

EXHIBIT NO.16

Taking all of these factors into consideration, CHRS strongly supports setting this matter down for a hearing on the merits

Respectfully,

A handwritten signature in black ink, appearing to read 'Gary M. Peterson', with a large, stylized initial 'G' and a long horizontal stroke extending to the right.

Gary M. Peterson
Chair, CHRS Zoning Committee

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Gary M. Peterson
Attorney at Law

Fax

To: Sharon Schellin	From: Gary M. Peterson
Fax: 727-8072	Pages: 03
Phone:	Date: 1/3/2006
Re: ZC Case No. 05-34	CC:

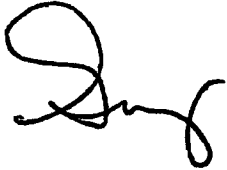
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Sharon,

Attached is a letter that I'd like placed in the file in this case. Thank you very much

Gary M. Peterson



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