

816 Massachusetts Ave., N.E.
Washington, D.C. 20002
March 10, 2006

Ms. Carol Mitten, Chair
District of Columbia Zoning Commission
District of Columbia Office of Zoning
441 Fourth St., N.W., Suite 200
Washington, D.C. 20001

Dear Ms. Mitten:

I am writing with regard to Case #05-34, to support Advisory Neighborhood Commission 6C's petition to change the zoning on Square 895, Lot 76, to R-4.

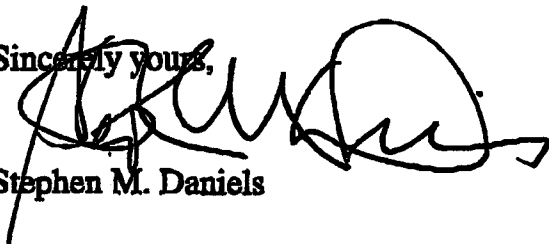
My wife and I have lived within a block of this square since 1978. We raised our two children here and treasure the urban village lifestyle of the Capitol Hill Historic District.

For many years, the property in question was operated as a hospital. For thirty years, the property has been zoned R-5D, a status which was supported by neighbors to accommodate the needs of the then-Capitol Hill Hospital, which was a community asset. The hospital is a mere shadow of its former self, however, and the owner of the property has stated an intention to develop it. The time has come, as the ANC has proposed, to consider what level of zoning is appropriate for the square without a hospital on it.

As the Ward 6 Comprehensive Plan provides, Capitol Hill is and should remain an area of moderate residential density. The squares around 895 are zoned R-4 (with the exception of a small area zoned C-2), and that is the appropriate level for this square as well. Permitting structures of greater height and density on square 895 would lead to development which would exacerbate the problems of traffic congestion and parking shortages which already threaten the essential character and livability of The Hill.

I also want to call your attention to the one beauty spot in square 895, St. James Episcopal Church. Any development on the rest of the square should enhance, rather than jeopardize, the contribution of the church to the neighborhood. R-4 is the appropriate level of zoning as to the relationship of development to the church as well.

Sincerely yours,


Stephen M. Daniels

ZONING COMMISSION
District of Columbia

ZONING COMMISSION
District of Columbia
Case #05-34
CASE NO. 05-34
SUBMIT NO. 27

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113 7th Street, N.E
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March 10, 2006

Ms Carol Mitten, Chairperson
District of Columbia Zoning Commission
District of Columbia Office of Zoning
441 Fourth Street, N.W., Suite 200
Washington, D.C. 20001

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Ref: Case Number 05-34, Square 895/Lot 76, 708 Massachusetts Avenue, N.E , Capitol Hill Historic District

Dear Ms. Mitten:

We are writing to support ANC6C's petition to correct the zoning to R-4 on the above referenced property. We as homeowners have lived half a block south of this property, since 1984. We are well versed in the history of the site and its ramifications on the community, both before and after it came under current ownership. We have been active in issues related to the site since the early 1990s through neighborhood groups including the Stanton Park Neighborhood Association (SPNA), the Capitol Hill Restoration Society (CHRS), the local ANCs, and the Capitol Hill Coalition for Sensible Development (CHCSD). Nancy co-founded CHCSD with two neighbors in 2000 to scale back and increase parking for an 8.5 story multi-unit project on the above property's south end.

Based on our knowledge and experience we believe the correction of a zoning anomaly in our historic neighborhood is long overdue, and the list of reasons why it makes sense is lengthy. We fully realize that depending on which zoning level R5D is changed to this can result in the existing structures being "non-conforming." We have spoken to many neighbors about this, and to those of us who live here and see the buildings every day this nonconformity is not significant. Of far greater significance is the incompatibility within our neighborhood of projects that this R-5-D zoning permits. We understand that existing buildings are grandfathered in with a zoning change. With the exception of the hideous north tower building on Seventh Street, we are more comfortable with leaving the existing buildings in place (with much needed restoration) than the new, always larger, condo/apartment structures that have been proposed to us since 2000. (Even without any zoning change proposed, these redevelopment proposals included keeping

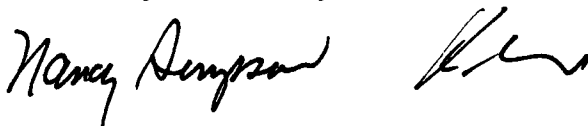
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the tower building.) We successfully lobbied on behalf of saving and designating as a contributing structure the 1928 hospital building at Eighth and Constitution, N E We and many others have spent countless hours providing input and testifying to the Historic Preservation Review Board on these proposals It quickly became apparent that it is not in the HPRB's power due to "matter of right R-5-D zoning" to modify the proposed designs sufficiently to make them truly compatible with the adjacent historic St James Church and surrounding Historic District rowhouse context. The 2001 Holladay compromise that we all agreed to, which entailed restoration of the existing structures, was the best we could do considering the zoning It was something we accepted but were not happy with as it still packed too much density on the site and had insufficient parking

In light of the R-5-D zoning tying the HPRB's hands, this zoning being out of sync with the Ward 6 comprehensive plan, and the resulting burdensome pressures it potentially exerts on our neighborhood (parking, traffic, environment, infrastructure, etc) we appeal to you to correct this problem Finally, we believe it is the right thing to do in light of the neighborhood's intent when they allowed upzoning of the site in 1973 to allow for hospital expansion for the community good. The community hospital, whose emergency room Nancy used twice, closed years ago. We believe it is time to revert back to zoning compatible with the surrounding R-4 row house neighborhood for current and future site proposals

We very much appreciate your time and efforts in this regard and your serious consideration of our views As has probably become apparent, we who live here feel passionate about our neighborhood and want to preserve and protect its endangered quality of life.

Yours truly,

The block contains two handwritten signatures in black ink. The first signature, on the left, is 'Nancy Simpson' and is written in a cursive, flowing style. The second signature, on the right, is 'Keith Bridger' and is also in cursive, appearing more compact and stylized.

Nancy Simpson and Keith Bridger
(202) 544-0732

cc D C Zoning Commission Members

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✓ Sharon Schellin, Secretary, D.C. Office of Zoning
Stephen Mordfin, Development Review Specialist, D.C. Office of Planning
Mark Dixon, Chair, ANC6C02, Chair, ANC6C
Mike Sherman, ANC6C06
William Sisolak, ANC6C07
Cody Rice, ANC6A03, Chair, 6A Zoning Committee
Reverend Richard Downing, Rector, St James Church
Monte Edwards, Co-Chair, SPNA Land Use Committee
Gary Peterson, Chair, CHRS Zoning Committee
Nancy Metzger, Chair, CHRS Historic Preservation Committee
Janet Quigley, Chair, CHCSD
Barry Pershkov, The Union Square Townhome Homeowners