

March 8, 2006
637 Acker Pl, NE
Washington, DC 20002

Ms Carol Mitten, Chair
DC Zoning Commission
District of Columbia Office of Zoning
441 Fourth St , NW, Suite 200
Washington, DC 20001

Subj Case # 05-34, Square 895/Lot 76, 708 Massachusetts Avenue, NE, Capitol Hill .

Dear Ms Mitten

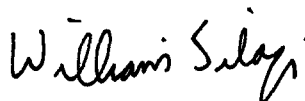
I am writing to support ANC 6C's petition to change the zoning on Square 895, Lot 76, to R-4 The Capitol Hill community supported a zoning increase of this site in the 1970's in order to gain the services of a neighborhood hospital Those services are no longer available and in fact this zoning now stands to deteriorate the quality of life for the community The current property owner has not made a contribution to the neighborhood, and has in fact been a detriment to the community (as demonstrated by its violation of numerous parking orders over the years) It is only fair that the zoning be returned to its original residential level

- The current R-5D zoning is an anomaly The rest of the residential housing in this area is R-4
- Our infrastructure is already stressed We have extreme parking shortages and traffic congestion
- R-5D's 90 foot height, density that would allow 300-plus units on the site, and 1 3 parking ratio, are completely inappropriate to the surrounding Capitol Hill Historic District
- The change will ensure that future development is consistent with the Ward 6 Comprehensive Plan for moderate residential density
- Approving this petition will also help preserve and respect the heritage of St. James Church, a truly unique and precious institution in the Capitol Hill Historic District

The neighborhood supports new residential development, as demonstrated by the support several years ago for the Union Square townhouse development across the street from this site. However, new residential development should not come at the expense of gridlock, parking shortages and large buildings towering over historic row houses

For all the above reasons I respectfully urge you to approve the ANC's petition

Sincerely,



William Silagi

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ZONING COMMISSION
District of Columbia
05-34
CASE NO: 05-34
EXHIBIT NO. 32