

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

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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.

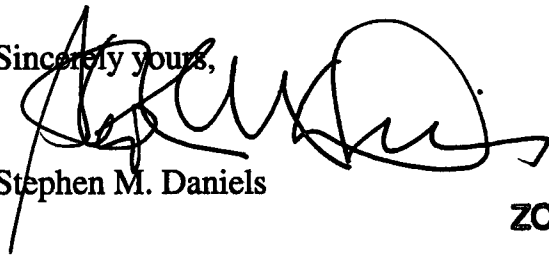
My wife and I have lived within a block of this square since 1978. We raised our two children here and treasure the urban village lifestyle of the Capitol Hill Historic District.

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
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EXHIBIT No. 34
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