

RECEIVED

DC COMMISSION

2006 JUL 26 AM 10 36

July 26, 2006

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

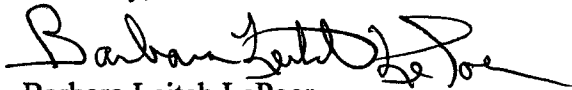
Dear Ms. Mitten.

I am writing in support of your recent ruling to change the zoning on Square 895, Lot 76, to R-5B. Since 1978 I have owned a home one block from the Capitol Hill/Medlink Hospital complex. Although my preference would have been to have changed the zoning to R-4, as requested by the Advisory Neighborhood Commission 6C petition, I think this compromise ruling is reasonable.

What would not be reasonable would be for the property to remain zoned at R-5D, the zoning it was raised to in the early 1970s to allow for an expansion of Capitol Hill Community Hospital. The Medlink site has not been used as a community hospital for more than a decade, and the current owner has proposed various plans that call for a very large/dense 90-foot housing complex that would tower over the neighboring historic rowhouses and beautiful St. James Church. Aside from the incongruity with the architecture of the historic district, a large residential complex would exacerbate major traffic and parking problems in this area. The current R-5D zoning of the site is a complete anomaly, existing nowhere else on Capitol Hill.

I appreciate your attention to this problem and your decision to change the Medlink site zoning to R-5B. This action will bring the site into conformity with the Ward 6 Comprehensive Plan, which calls for moderate residential density in the Capitol Hill historic area.

Sincerely,



Barbara Leitch LePoer
600 Constitution Ave., NE
Washington, D C 20002

ZONING COMMISSION
District of Columbia

CASE NO. 05-34
EXHIBIT NO. 66
ZONING COMMISSION
District of Columbia
CASE NO. 05-34
EXHIBIT NO. 66