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3900 University Avenue, N.W.
Washington, DC 20016
202-686-0471
February 9, 2006

Office of Zoning
441 4th Street, N.W. Suite 210
Washington, DC 20001

Dear Commissioners,

I am interested in the public hearing on Thursday, February 23, 2006, for Case No. 05-40 (Wesley Theological Seminary of the United Methodist Church-Campus Plan Square 1600, Part of Lot 811).

I am Josefa T. Scholz, owner, and resident since 1981, with my family, of 3900 University Avenue, N.W., a home across University Avenue from Wesley Theological Seminary. I do not wish to testify or participate as a party in this case, but I do wish to submit written questions about two issues for the Commission to consider.

First: During Hurricane Agnes the land now proposed for residential lots 2 and 3 was under water for many days. The seminary president's house, which is currently located on what will be lot 1, had water issues, which may be why the seminary says it cannot be sold and will be demolished before any sale. There is an old stream bed below the lots, which is now captured underground in a conduit. Lots 2 and 3 of the proposed lots are below grade and seem to act as a natural storm water retention pond. Also, University Avenue appears to be sinking in the vicinity of the proposed residential lots. Are flood plain and storm water retention relevant issues? Will the neighborhood be at risk for flooding with new home construction on the property? What will replace the existing overflow storage system?

Second: University Avenue has acted as a barrier, separating American University and Wesley Seminary from the neighborhood. Would the proposed subdivision, by placing homes on the Seminary side of University Avenue, violate this separation of American University and Wesley Seminary from the residential community?

Sincerely,

Josefa T. Scholz
Josefa T. Scholz

ZONING COMMISSION

CASE

EXHIBIT NO.

05-40
12

ZONING COMMISSION
District of Columbia
CASE NO. 05-40
EXHIBIT NO. 12