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Ref: ZC # 24-09 Wesley Theological Seminary Text Amendments

Dear members of the Zoning Commission,

I'm Bob Scholz. I was born and raised in DC and have lived at 3900 University Ave., NW, these past 44 years. I'm a retired DC Registered Professional Civil Engineer. My career was in construction and real estate development. In the mid-70s, I was part of the team that developed and built the Washington Apartments, which meets RA-1 zoning requirements.

1. I strongly support (1) Neighbors for a Livable Community (NLC), (2) the Spring Valley-Wesley Heights Citizens Association (SVWHCA), and (3) ANC3E in their opposition to Wesley's Text Amendments.
2. I disagree with ANC 3D's recent letter stating: "*while the new building will still be visible to a few homes, this visual impact compares very favorably to that of campus buildings on the nearby American University and George Washington Mount Vernon campuses.*" The proposed eight story building is perhaps 50 yards from University Ave., and its ground-floor is placed atop of a 50-foot hill above University Avenue, making it from the neighbor's point of view a 13-story building. The land is zoned RA-1, predominantly to be developed with low to moderate density development. The proposed building violates this zoning. The tall AU buildings are more than two football fields from University Avenue. AU's buildings are significantly **less** objectionable than the proposed building, which, if built, will dominate the hilltop campus and the neighborhood for 99 years.
3. Three weeks ago, I thought we were a country of laws, where the rule of law was respected. Most of this country disagreed. Our country's founders placed in our founding documents the phrase *The Pursuit of Happiness*. In the 1700s this phrase meant the individual's pursuit of classical virtues. Now in our consumptive entertainment culture, it seems that happiness is all about the cash.
4. During this long process with Wesley and Landmark, the split in the United Methodist church has partially healed. Wesley has been a good neighbor, and I hope the differences between the two Methodist factions continues to improve, creating an increasingly larger pool of donors to support the operation of Wesley, as it is now developed, so that it cannot only survive, but also thrive, as Wesley defines "thrive".

In summary, I oppose Wesley's text amendments. This concludes my testimony.