



March 25, 2026

Dear Chairman Hood and members of the DC Zoning Commission,

I have lived in Cleveland Park for the past 23 years and am currently president of the Cleveland Park Historical Society's Board of Directors. We appreciate the Zoning Commission's (ZC) decision to reopen Case 25-09 given the many questions asked during the December 1 hearing. This letter is in response to the Office of Planning's (OP) Supplemental Report to the case, addressing just a few of the issues that concern us.

At the hearing that led to the ZC reopening the case, the ZC asked why front setbacks are not included and suggested that OP add language to indicate that additions and new construction are subject to review by the Historic Preservation Review Board (HPRB). In its Supplemental Report, OP declared this "inappropriate." How can that be?! The ZC uses setbacks to ensure that new buildings do not overwhelm adjacent structures. The HPRB employs setbacks to modify designs to enhance their compatibility as an addition to an existing structure and to ensure the new construction is secondary to the existing structure.

We ask that the ZC act to ensure development standards acknowledge the need for transitions from the low to moderate density and memorialize this in writing.

We also believe there are other zones more appropriate for Cleveland Park's commercial corridor that are consistent with the Comprehensive. The ZC should consider the neighborhood's contributing structures, the history of the commercial strip, and how extreme height differentials would permanently change Cleveland Park's character. Please, employ smart preservation.

Finally, we see nothing in any document OP has provided that ensures that affordable housing will truly come to Cleveland Park—which CPHS supports. Increased density should be accompanied by an increase in the affordable housing requirement.

Andrea Pedolsky
President of the Board
Cleveland Park Historical Society