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**ZC case number 2509**

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**Date** Thu 3/26/2026 3:38 PM

**To** DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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I write in opposition to matters presented in the OP supplemental report to the ZC. OPs choice of an historic district in an area bordering low and moderate density residential areas that are already well below the allowable height is absurd. The proposal would allow a 500% increase on Connecticut Avenue atop existing historically protected buildings which cannot be demolished. The desperately seeking density cohort is delusional and environmentally irresponsible.

If OP believes it appropriate to add more than 60 ft to the height of existing 15 foot historic buildings the overreach is disturbing and appears punitive in scope and destructive to the historic nature of the Cleveland Park commercial area

The bait and switch on setbacks and step downs is unacceptable as the language and intent is an attempt to deny OPs reassurance that design guidelines will be consistent with the authority and review guidelines of the HPRB. It is not just a design issue as the supplemental report asserts. When a development opportunity arises in an area surrounded by proximate contributing structures in an historic district, setbacks and step downs are critical to the process and zoning must acknowledge the fact as presented in the informational dog and pony shows at the library which combined the zoning with the design and not as separate issues.

Thank you

Rodger McHugh

Ordway St