

The Chevy Chase Defense Committee  
3750 Kanawha Street, N.W.  
Washington, D.C. 20015

Mr. Lindsley Williams  
Chairman  
D.C. Zoning Commission  
The District Building  
1350 Pennsylvania Avenue, N.W.  
Washington, D.C. 20004

1987 NOV 12 PM 4:21  
ZONING COMMISSION  
DISTRICT OF COLUMBIA

Dear Mr. Chairman:

The Chevy Chase Defense Committee requests that the zoning of the west side of Connecticut Avenue, N.W., between Harrison Street and Military Road be changed from R-5C to R-3. \*

The Chevy Chase Defense Committee recently won a second court case (Fred Ribic et al vs. Gilbert Oken, Civil Action 07694-85) confirming the decision of the 1968 case (E.A Ginnetti vs. Angelo Greco). Both cases upheld a covenant stipulating single-family dwellings in an area which includes the west side of Connecticut Avenue between Harrison Street and Military Road.

The court decisions effectively prevented the building of large apartment buildings in the whole covenant area, including the Connecticut Avenue strip between Harrison and Military Road, although the latter is zoned R-5C.

The Chevy Chase Citizens Association and the Chevy Chase Advisory Neighborhood Commission (ANC 3G) have for years attempted to have the R-5C zoning of the strip along Connecticut Avenue between Harrison and Military Road changed to R-3. This would conform to the provisions of the covenant declared valid by the courts, as well as to provisions of D.C. Law 5-76, Title XI, Section 1136 (b) (52), the Comprehensive Plan, which calls for "moderate density" for this particular strip of land.

\* Harrison Street and Chevy Chase Parkway form a corner with Connecticut Avenue. In some instances, the area in question is described as the west side of Connecticut Avenue - from Chevy Chase Parkway to Military Road.

ZONING COMMISSION

CASE No. 86-26  
District of Columbia  
CASE NO. 86-26  
EXHIBIT NO. 105

sd/12/87

In both court cases, the Chevy Chase Defense Committee has spent considerable funds, contributed by the neighbors. The Chevy Chase Defense Committee agrees with the positions taken by the Chevy Chase ANC 3G (letter to Steven E. Sher dated July 1, 1985) and by the Chevy Chase Citizens Association (letter to Ms. Maybelle Bennett dated May 29, 1985) and joins in these requests that the District of Columbia Zoning Commission change the zoning of the west side of Connecticut Avenue between Harrison Street and Military Road from R-5C to R-3.

Sincerely,



**Karl F. Mautner**

(on behalf of the Chevy Chase Defense Committee)

November 6, 1987