



Chevy Chase

Advisory Neighborhood Commission 3G

MAILING ADDRESS: P.O. Box 6252 Northwest Station Washington, DC 20015

CHEVY CHASE OFFICE
5601 Connecticut Ave. NW
Washington, DC 20015
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November 12, 1987

1987 NOV 16 PM 3:38
ZONING COMMISSION
District of Columbia
Planning Department

Mr. Fred L. Greene
Director
Office of Planning
415 12th Street, N.W.
Washington, D.C. 20001

Dear Mr. Greene:

At a regularly advertised public meeting of the Chevy Chase Advisory Neighborhood Commission (ANC 3G) on October 26, 1987, the Commission voted 7-0 (a quorum consists of four members present) to, first, communicate to the Office of Planning its appreciation for an excellent preliminary report entitled "Connecticut Avenue Corridor Study"; and second, to again request the Office of Planning's support for the rezoning of the west side of Connecticut Avenue between Military Road and Chevy Chase Parkway, as suggested on page 46-47 in the above draft report.

Draft Connecticut Avenue Corridor Study

This is a very thorough report taking both a comprehensive look at the entirety of Connecticut Avenue from Chevy Chase Circle to Dupont Circle and then breaking this avenue down to its various sections. We are impressed not only because we generally agree with the report's various recommendations, but also because it exhibits careful fact-gathering, analysis, planning, and land-use control instruments; and it frequently carries out these functions with considerable sensitivity. This report does justice to our nation's capital city in general and its well-known and grand residential Connecticut Avenue in particular.

Request for Support in the Rezoning of the West Side of Connecticut Avenue: Military Road to Harrison Street

Page 47 of the "Connecticut Avenue Corridor Study" report indicates that while private restrictive covenants have been used to control this land, nevertheless, they are not a substitute for appropriate public zoning.

ZONING COMMISSION
District of Columbia

Case - 86-360
ZONING COMMISSION
District of Columbia
CASE NO. 86-96
EXHIBIT NO. 109

11/17



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Pages 46-47 of the same draft report states, "the Office continues to recommend that a public hearing be scheduled to consider rezoning of this sector as to the issues of compatibility with the Comprehensive Plan and the appropriate scale of new development. The case should include a review of the existing height and density of existing development, the potential for infill and redevelopment in the context of a comparison between existing zoning and development and the land-use policies of the Plan."

The Chevy Chase Advisory Neighborhood Commission is in accord with the Office of Planning's thinking. While these restrictive covenants have effectively controlled land-use over the decades and while they have decidedly been upheld in two separate court cases over the last 20 years, nevertheless, they do not ensure the necessary public land-use controls. Further, the existing public zoning controls run counter to the recently enacted comprehensive land-use designations as well as to the existing land-use for this area. These controls should be brought into conformance with the Comprehensive Plan and the realities of the long-established land-use pattern.

Given the above, we would again request the Office of Planning's public support in this downzoning, just as you did in your October 28, 1986, report to the Zoning Commission.

Again, the draft "Connecticut Avenue Corridor Study" is excellent, and we look forward to your support on the above mentioned rezoning.

Sincerely,

A handwritten signature in cursive script that reads 'Allen Beach'.

Allen Beach
Chairman ANC 3G

cc:

- Jim Nathanson, Councilmember Ward 3
- x Lindsley Williams, Chairman, D.C. Zoning Commission
- Mark Whitty, President, Chevy Chase Citizens Association
- Fred Ribe, President, Chevy Chase Defense Committee