



Chevy Chase

Advisory Neighborhood Commission 3G

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

CHEVY CHASE OFFICE
5601 Connecticut Ave. NW
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(202) 363-5803

November 30, 1987

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

ZONING COMMISSION
District of Columbia

Case... **86-26**

Exhibit... **118**

Dear Mr. Williams:

Per the Zoning Commission instructions concerning various different zoning adjustments on Connecticut Avenue and specifically with regard to the down-zoning of the west side of Connecticut Avenue from Militray road southward to Chevy Chase Parkway, following is an outline of ANC 3G's testimony. This outline was approved by the ANC by a vote of 5-0 (a quorum consists of four members present and voting). Please note that our testimony will be coordinated with that of the Chevy Chase Citizens Association and the Chevy Chase Defense Committee, as all three groups are proponents of this downzoning. Our outline follows:

- Reasons for downzoning of west side of Connecticut Avenue from Military Road, N.W., to Chevy Chase Parkway.
 - The first reason is to bring land use controls into conformance with the Comprehensive Plan. The Comprehensive Plan calls for low to medium density residential at this location. Present zoning is R-5C which is high density.
 - The second reason is to bring land use controls into harmony with the residential character of the neighborhood generally surrounded by Connecticut Avenue on the east, Chevy Chase Parkway on the south, Reno Road on the west, and Military Road on the north.
 - The third reason flows, in a sense, from the first two and it is to avoid any further costly citizens law suits for citizens having to fight developments inconsistent with a restrictive covenant.

ZONING COMMISSION
District of Columbia
CASE NO. 86-26
EXHIBIT NO. 118

4/11/2/97



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ANC 3G testimony will, first, describe the character of the immediately impacted neighborhood as well as surrounding neighborhoods; it will discuss each of the above purposes in limited detail; and finally, it will go into some discussion as to why R3 is the appropriate zoning.

- The immediately impacted area as surrounded by Connecticut Avenue, Chevy Chase Parkway, Reno Road, and Military Road consists of two types of zoning, R5C and R1B, to the west as far as Reno Road. The character of this area west of Connecticut Avenue is non-attached, single-family, low-density on 5000 square foot lots or larger, with property values on the 80-85 homes running between \$300 and \$500 thousand per structure. In the R5C area along the western side of Connecticut Avenue, there are six groupings of single-family town houses which total 60-65 single-family units whose values run from \$200 to \$400 thousand in value.
- The area across Connecticut Avenue to the east and surrounded by Military Road on the north, Chevy Chase Parkway on the east and the south, and Connecticut Avenue on the west is considerably different in density and mix of single-family homes. Its single-family areas consist of about two-thirds attached houses and one-third detached houses. Its multi-family structures consist of several four to six story apartment units.
- With regard to purpose, ANC 3G will deal with the conformity to the Comprehensive Plan as it is concerned with the Ward Three section of the Comprehensive Plan, and also with this particular area's relation to broad Chevy Chase land development. ANC 3G will defer to the Chevy Chase Citizens Association and the Chevy Chase Defense Committee concerning some of the micro reasons as to why this area should be downzoned.
- Again with regard to purpose, ANC 3G will deal with conformity with surrounding residential areas in its description of the immediately impacted area on the west side of Connecticut Avenue as described above.



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- With regard to purpose, ANC 3G will relate its experiences with the District Government in 1984-85 in ascertaining whether restrictive covenants can uphold the character of this neighborhood. The Corporation Counsel indicated that such covenants did not apply to public land use controls. ANC 3G will defer to the Chevy Chase Defense Committee as well as the Chevy Chase Citizens Association concerning the history of the two court cases and their impacts on land use controls.
- Concerning the reasons for wanting R3 zoning as well as the issue of the possible nonconformity as raised by the Office of Planning, ANC3G will discuss in overall Chevy Chase area considerations, but leave the details to the Chevy Chase Citizens Association and the Chevy Chase Defense Committee.
- Finally, we would hope that the combined testimony of ANC 3G, the Chevy Chase Citizens Association, and the Chevy Chase Defense Committee would take no longer than 30-40 minutes. The ANC would probably take 10 to 15 minutes.

Either Mr. Lee Schoenecker, the ANC Vice-Chairperson, or Mr. Jeffrey Norman, the ANC Treasurer and also the cognizant Single Member District Person, will appear at the Zoning Commission's organizational meeting on December 10, 1987, and then will give testimony at a later to-be-determined date. Should scheduling conflicts arise for both of these ANC members, then the testimony will be given by either Mr. Allen Beach, the ANC Chairperson, or Ms. Mary Rowse, the ANC Secretary.

Sincerely,

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

Allen Beach
Chairman, ANC 3G

cc:

James Nathanson
Karl Mautner
Fred Ribe