

CHEVY CHASE DEFENSE COMMITTEE

3750 Kanawha St NW
Washington DC 20015
January 2, 1988

District of Columbia Zoning Commission
1350 Pennsylvania Ave NW
Washington DC 20001

To the Zoning Commission:

My neighborhood organization, the Chevy Chase Defense Committee, has a strong interest in a matter that is pending before the Commission, namely, the downzoning of the west side of Connecticut Avenue between Chevy Chase Parkway NW and Military Road NW. The Defense Committee represents over 100 households in the neighborhood comprising the stretch of Connecticut Avenue in question and the blocks immediately to its west. We would therefore appreciate the opportunity to testify before the Commission when this matter is considered on January 21, 1988.

An outline of our proposed testimony is enclosed. At present I expect to deliver the testimony myself. Should my travel schedule make this impossible, however, the Committee will be represented by another member.

Thank you very much.

Sincerely,

Frederick Ribe

Frederick Ribe
Chairman

1988 JAN -6 PM 12: 01
ZONING SECRETARIAT,
DISTRICT OF COLUMBIA

ZONING COMMISSION
District of Columbia

86-26
ZONING COMMISSION
District of Columbia
CASE NO. 86-26
EXHIBIT NO. 155
Exhibit 155

Outline of the testimony of the Chevy Chase Defense Committee
before the Zoning Commission of the District of Columbia on
the downzoning of a portion of Connecticut Ave NW.

Jan. 2, 1988

1. The section of Connecticut Avenue in question, bordered
by Chevy Chase Parkway NW on the south and Military Road NW
on the north, is bound by a restrictive covenant banning the
construction of apartment buildings or other commercial
developments.

- a. The covenant has been enforced twice in recent years
by court decisions, the most recent of which was in
June, 1986.
- b. The neighborhood will continue enforcing the covenant
in court if necessary.

2. Preservation of the relatively low density along
Connecticut through the restrictive covenant is costly to
many parties, and should be done more efficiently through a
zoning change.

- a. The residents paid over \$30,000 for legal representation
in the most recent case, and a concomitant amount in the
previous legal defense in 1969.
- b. Developers have borne high costs too: in the recent
court case a developer drew up complete plans for a
project in violation of the covenant and had them
approved by the District government, only to have them
thrown out in court. The developer also incurred legal
costs in the litigation, presumably even larger than
those incurred by the residents.
- c. The District government also wasted staff time in
evaluating the developer's plans, which were
subsequently thrown out in court.

The proposed downzoning would be broadly consistent with
the relatively sparse development of the section of
Connecticut Avenue opposite the portion in question (ie the
east side of Connecticut between Chevy Chase Parkway and
Military Road, and also the section just south of Chevy Chase
Parkway) which is not covered by a restrictive covenant.

- a. There are several relatively old three-story townhouse
developments along the east side of Connecticut in this
section, at least one of which has recently been
renovated.
- b. One block on the east side, just south of Military Road,

1988 JAN -6 PM 12: 01
ZONING SECRETARIAT.
DISTRICT OF COLUMBIA