

Spring Valley Wesley Heights
Citizens Association

June 13, 1988

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RECEIVED
OFFICE OF THE
DISTRICT OF COLUMBIA

Ms. Maybelle Bennett, Chair
DC Zoning Commission
1350 Pennsylvania Avenue, NW
Washington, D.C. 2004

Re: Case No. 86-26
Cleveland Park Overlay Zone
PUD Guidelines

Dear Ms. Bennett

It has been with deep interest that we have followed the above-referenced Cleveland Park zoning matter because it has important ramifications for other neighborhoods in Washington.

1. Reduction in FAR

Since the Commission has given its preliminary approval to a height reduction (from 50 feet to 40 feet) in the Cleveland Park Overlay Zone, we believe a corresponding 20% reduction in FAR (from 2.5 TO 2.0) is also warranted. We are pleased that Fred Greene, Director of the City's Office of Planning, also agrees with this reduction.

2. Limitation on PUDs

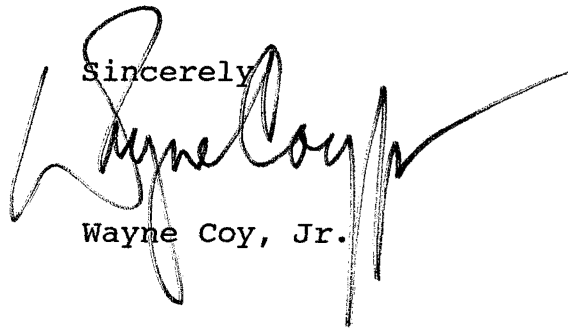
The Commission has heard mounds of testimony and received hundreds of letters in favor of the reductions in height and FAR which the Cleveland Park Overlay District will accomplish (40 feet, 2.0 FAR). As noted by the Commission and the Office of Planning, the basic reason for the new Overlay Zone is to enhance the local and national Cleveland Park Historic District by protecting the size and scale of the existing historic structures along Connecticut Avenue. Having gone to the trouble of providing this legal protection through a change in the underlying zoning, it makes no sense to allow a developer to now use the PUD process to regain the height and density you have just taken away. In other words, having reduced the allowable height and density by creating a new Overlay Zone, the developer should not be allowed to escape these restrictions by using the PUD process.

ZONING COMMISSION
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EXHIBIT NO. 443

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We all know that most future development along Connecticut Avenue will be via PUDs (like the Park & Shop PUD request). We also know that if we really are to save the existing historic buildings, PUD guidelines greater than the Overlay Zone can only hurt us. Higher and larger buildings, by definition, in a historic district characterized by low size and low scale structures, will be fundamentally incompatible. This is why we support the petition of the Cleveland Park Historical Society to limit PUD height and FAR guidelines to 40 feet and 2.0 FAR, respectively -- the limits of the new Overlay District. Thank you.

Sincerely

A handwritten signature in black ink, appearing to read "Wayne Coy, Jr.", with a long, sweeping horizontal line extending to the right.

Wayne Coy, Jr.

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