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June 20, 1988

Ms. Maybelle Bennett, Chair
DC Zoning Commission
1350 Pennsylvania Avenue, N.W.
Washington, DC 20004

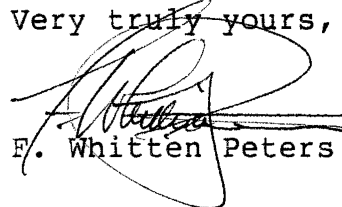
Re: Case No. 86-26 -- Cleveland
Park Overlay Zone; PUD Guidelines

Dear Ms. Bennett:

I am writing to urge the zoning commission to limit Planned Unit Developments ("PUD's") within the Cleveland Park overlay zone. The purpose of obtaining the overlay zone was to protect the Cleveland Park Historic District from incompatible commercial development and to provide protection to the residential status of the Cleveland Park neighborhood. Permitting PUD's in excess of the restrictions of the overlay zone would create an exception that would swallow the overlay zone limits. We have already seen one example of the attempted misuse of a PUD in the proposed plans for the Park-n-Shop site. The proposed use of a PUD on the Park-n-Shop site permitted a massive office structure, with none of the concomitant benefits of a planned unit development.

I urge the zoning commission to permit PUD's in the Cleveland Park overlay zone only if the PUD's comply with the height limitations and floor area ratio restrictions of the overlay zone.

Very truly yours,


F. Whitten Peters

ZONING COMMISSION
District of Columbia

ZONING COMMISSION
District of Columbia
Case No. 86-26
EXHIBIT NO. 475

FWP:abc