



3101 Highland Pl. N.W.
Washington D.C. 20008
202/244-1276

Ms. Maybelle Bennett, Chair
DC Zoning Commission
1350 Pennsylvania Avenue, NW
Washington D.C. 20004

June 27, 1988

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

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3101 Highland Pl. N.W.
244-1276

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Community Affiliations

Cleveland Park Historical
Society
Citizens for City Living
Cleveland Park Citizens
Association
Committee of 100 on the
Federal City
Woodley Park Community
Association
Woodley Park Towers
Condominium Association

Dear Mr. Bennett:

We are a Cleveland Park Community Group which has long sought to contain development on the historic Tregaron estate, a D.C. Landmark. Whatever happens on Connecticut Avenue has a direct impact upon Tregaron and upon the neighborhood abutting it.

We strongly support the position you took after the January hearing and urge you to solidify that position by reducing the Far from 2.5 to 2.0 (1.0 commercial) and by limiting PUDs to the height and FAR of the underlying zone. We believe that this will bring consistency between the desires of the community, the comprehensive plan and the landmark status of the Avenue. We hope that this will finally bring stability to Connecticut Avenue, especially to the many merchants who are on short term leases. The entire neighborhood, apartment dwellers, condominium owners, and single family homeowners is dependent upon the many services they supply. Their financial success is imperative if they are to continue, and this can best be achieved by assurances from their landlords that their buildings will be maintained and cared for and that their future occupancy is secure.

Since we are a group primarily concerned with historic preservation, I would like to add that the limit of all PUDs to the height and Far of the underlying zone will be essential to the maintenance of the character and the scale of Connecticut Avenue. Tall, bulky buildings rising above the historic streetscape and dominating it will destroy the character which led to its designation.

We also urge you to consider the status of the three townhouses on Ordway. Their commercial zoning is an intrusion into the residential neighborhood. We think that they should be zoned residential or at least be given very restrictive uses in the Overlay Zone. To allow commercial uses to creep into the residential part of the neighborhood sets a very dangerous precedent. We urge the Zoning Commission to take a strong stand indicating the such intrusions are not appropriate.

We urge you to 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.

Sincerely yours,

Kathleen Sinclair Wood
Kathleen Sinclair Wood,
President

ZONING COMMISSION
District of Columbia

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Exhibit: **479**
EXHIBIT NO. 479