

June 20, 1988
Ordway Associates
2819 Ordway, N.W.
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Executive Director
Office of the Zoning Secretariat
Room 11
District Building
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

HAND DELIVERED

1988 JUL -1 PM 12:50
DISTRICT OF COLUMBIA

Re: Case No. 86-26

Subject: Written statement, in lieu of a personal appearance,
for inclusion in the record.

Dear Sirs:

I am writing to you on behalf of Ordway Associates to state that we are opposed to many of the changes proposed in Case No. 86-26, and in particular to the recommendation of the Commission that lots 72, 73, and 74 in Square 2068 be changed from C-2-A to R-3, R-4, or modified overlay zoning.

Lots 72, 73, and 74 are currently zoned and used as C-2-A, our particular property (2819 Ordway) being located on lot 74. These properties have been remodeled for commercial occupancy and any change to residential zoning would have a dramatic economic impact upon the owners as well as the tenants.

In addition to the economic impact being devastating, it makes no sense to us to change the present commercial zoning back to residential zoning since the present commercial configuration of the properties as well as the fact that they are in the middle of a heavily trafficked commercial area makes them unsuitable for residential use.

We are in sympathy with the neighborhood association that the neighborhood should not be overdeveloped to the point that it looks like K Street or the recently built overly large buildings near Van Ness and Wisconsin. On the other hand, the areas in question are in the immediate vicinity of the Cleveland Park Metro stop.

We are not aware of any other city in the world that has gone to the extraordinary expense of underwriting a subway system and then decreed that the areas surrounding its Metro stops should be down zoned. It seems to us that any forward-looking city would attempt to make these natural hubs a viable, useful, and attractive center of commercial activity for the surrounding

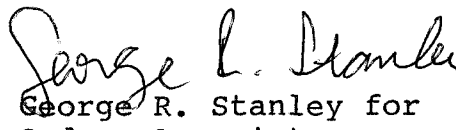
ZONING COMMISSION
ZONING COMMISSION
District of Columbia
CASE No. 86-26
EXHIBIT No. 504

neighborhood - not go backwards from the present zoning. Furthermore, many of the buildings in this designated area were not of quality construction when built and are now in serious need of extensive repairs or replacement.

Many of the financial disincentives inherent in the proposed zoning revisions are not going to help revitalize the neighborhood as hoped for by the neighborhood association. A reasonable position somewhere between what is proposed in Case No. 86-26 and the rampant commercialization feared by neighborhood property owners is essential for an economically healthy and attractive neighborhood.

Once more, we would like to express our strong disagreement with the majority of the proposed changes and to firmly express our complete opposition to your proposed change of the present C-2-A zoning for lot 74, Square 2068, and request that you not wreak the economic havoc upon us that is inherent in the proposal.

Sincerely,


George R. Stanley for
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