

THE COLUMBIA HISTORICAL SOCIETY

1307 New Hampshire Avenue, N.W.
Washington, D.C. 20036
Telephone (202) 785-2068

July 7, 1988

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

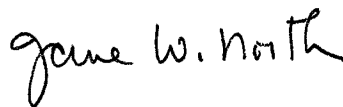
RE: Case No. 86-26
Cleveland Park Overlay Zone
PUD Guidelines

Dear Ms. Bennett:

The Columbia Historical Society, on the recommendation of its Historic Preservation Committee, has followed the Cleveland Park zoning case and wishes to voice its support of the petitioner Cleveland Park Historical Society. Compatible zoning designation and regulations for the protection of the Cleveland Park Historic District constitute important measures with application to other historic districts and neighborhoods throughout the District of Columbia.

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,



Jane W. North
Executive Director

1988 AUG 2 AM 11:50
ZONING COMMISSION
DISTRICT OF COLUMBIA



ZONING COMMISSION
CASE No. 86-26
ZONING COMMISSION
District of Columbia
EXHIBIT No. 556
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July 7, 1988

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1350 Pennsylvania Avenue, NW
Washington, D.C. 20004

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Ms. Maybelle Bennett
June 7, 1988
Page 2

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 ^{restricted} ~~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.

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Replacement paragraph for Bennett letter:

on the ~~recommendation~~ recommendation
of its Historic Preservation Committee)

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~~at the request~~
The CHS, on the recommendation
of the H. P. Committee

S A M P L E L E T T E R

June 7, 1988

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

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

Dear Ms. Bennett:

Replace with new ¶

We have followed the Cleveland Park zoning matter with deep interest because it has important ramifications for other neighborhoods in Washington. We were pleased to testify before the Zoning Commission last January on behalf of petitioner Cleveland Park Historical Society.

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 ^{hours} ~~months~~ of testimony and received hundreds of letters in favor of the reductions in

Title	Author	ID
Test Document	SEC	1
Index of Active Documents D. J. WALKER Library	Sophie	2
Index of library LEASEDJW . . .6/28/88 09:55 A.M.	Sophie	3
Index of library LEASE2 . . .6/28/88 10:22 A.M.	Sophie	4
Index of library LEASE3 . . .6/28/88 10:40 A.M.	Sophie	5
Index of library LEASE4 . . .6/28/88 11:06 A.M.	Sophie	6
Index of library CLOSING1 . . .6/30/88 10:28 A.M.	Sophie	7
Index of library AGMPART1 . .6/30/88 10:42 A.M.	Sophie	8
Index of library GENERAL1 . . .6/30/88 11:00 A.M.	Sophie	9
Index of library LMIDJW . . .6/23/88 01:39 P.M.	Sophie10
Index of library MISCORP1 . . .6/23/88 03:10 P.M.	Sophie11
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Index of library LM1 (Bloom) 6/16/88 04:50 P.M.	Sophie16
Index of Library SUBAGMT1 . .6/21/88 08:27 A.M.	Sophie17
Index of Library MISCORP1 . .6/21/88 08:51 A.M.	Sophie18
Index of Library MGREL1 . . .6/21/88 09:01 A.M.	Sophie19
Index of Library CONSENT1 . .6/21/88 10:27 A.M.	Sophie20
Index of Library ADDENDUM . .6/21/88 10:36 A.M.	Sophie21
Index of Library PMGMT1 . . .6/21/88 11:28 A.M.	Sophie22

ANTOINETTE J. LEE

1717 MASSACHUSETTS AVENUE, N.W. • SUITE 203 • WASHINGTON, D.C. 20036 • (202) 328-0611

June 30, 1988

Dear ~~Jane~~: Mark

Attached is the sample letter in support of the overlay zoning for the Cleveland Park Historic District with a replacement first paragraph.

After sending out the material on this case to the CHS Preservation Committee, I have heard only from Terry Brown who favored the position in the sample letter. I assume Kathy Wood supports the position. I have not heard from David Sellin or from Adam Foster, but assume that they are in agreement.

Therefore, I recommend that Mark Griffin sign a letter in support of the Cleveland Park Historical Society's petition.

With many thanks.

*Y
Jou*