

Jennifer Nielsen
5243 42nd Street, NW
Washington, DC 20015

October 26, 2002

Carol Mitten, Chair
Zoning Commission
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210-S
Washington, DC 20001

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RE: Zoning Commission Application **ZC-02-17**

Dear Ms. Mitten:

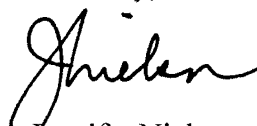
I wrote to you on June 2 in opposition to the subject application by Stonebridge Associates for a planned unit development (PUD) and zoning map amendment on the property located at 5401 Western Avenue. There have been substantial changes to the proposal, but I remain opposed to the up-zoning request and to the size of the project.

Now I wish to urge you to postpone consideration of the proposal until all parties can have sufficient time to analyze the contents and respond thoughtfully. The significantly revised proposal was submitted on October 25, which leaves only 20 days for public consideration before the November 14th hearing rather than the 40 days normally required by the zoning regulations. As this proposal is different enough from the original to be an entirely new concept, I do not believe that 20 days allows the affected neighbors the time we need to assimilate the details of this very large project and articulate a response.

Moreover, I would point out that the Office of Planning is currently carrying out an upper Wisconsin Avenue commercial corridor study that is intended to develop a cohesive strategy "to guide redevelopment opportunities in harmony with existing development." This study has included the site of the proposed Stonebridge PUD, (although I would emphasize that the site is zoned for low and moderate density *residential* use R-2 and R-5-B). This is a laudable undertaking, and it would be a shame to take a decision about the development of such an important property in the Friendship Heights neighborhood before the recommendations of the planning study can be taken into consideration.

I thank you for your attention.

Sincerely,


Jennifer Nielsen

ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 93

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.93