

4211 Military Rd, NW
Washington, DC 20015
October 25, 2002

Carol J. Mitten, Director
Office of Zoning, Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

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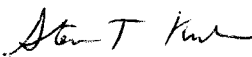
Dear Ms. Mitten:


This letter is in reference to case #ZC 02-17. We reside at 4211 Military Rd, N.W., Washington, D.C. 20015, which is within 200 feet of the site described in the zoning application, and we are the legal owners of the property at that address.

We have written previously to request party status and to express our general opposition to the requested zoning changes. We intend to write a more specific letter after we have seen the details of the developer's new proposal. We are writing this special letter now to register our deep concern about one particular aspect of the proposal that affects us very directly. The applicant has included with previous submissions a section titled "Proposed Elements of Construction Management Plan." The plan described does *not* adequately address our concerns over possible damages to our house during the construction of this massive project, and it does not adequately address more general neighborhood concerns about construction (and pre-construction and post-construction) issues. Together with a few other immediate neighbors, we are in the process of drafting two construction management contracts that do meet our concerns. The more general one, concerning construction traffic, work hours, cleanliness, noise control and such matters would have FhORD (Friendship Height Organization for Responsible Development) as a signatory. The more specific one, containing measures to prevent damage to our homes, and to provide restitution in the event such damages still do occur would be an agreement between Stonebridge and each of the nearby homeowners. Although our time is very short, we expect to send you these agreements before the November 14th date on which the zoning hearings are currently scheduled.

We would strongly prefer that any development on the property in question be done under the current zoning, with a PUD granted if the amenities granted are sufficiently attractive to the City and the neighborhood. But our fears about safety of our house exceed even those about the quality of the neighborhood. Please, please do not grant any PUD unless the developer enters into *meaningful* construction management agreements like the ones we are drafting.

Sincerely,


Steven T. Kuhn


Betsey A. Kuhn

cc Stonebridge Associates

ZONING COMMISSION
District of Columbia

Case 02-17

Exhibit 10

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.101