

November 1, 2002

Ms. Carol Mitten, Chair
Zoning Commission/Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 13 PM 3:21

**Re: Case No. 02-17 (PUD and Map Amendment @ Square 1663,
Lot 805 and a Portion of Lot 7-5401 Western Avenue, NW)**

Dear Ms. Mitten:

We live at 3929 Jenifer St NW and have participated in the ongoing community discussion regarding the re-development plan for the Washington Clinic site. We understand that the Washington Clinic does not intend to continue in their home of 50 years, which has created an opportunity to re-develop the site at 5401 Western Avenue based upon a sound and reasonable development plan.

We support the Stonebridge Associates plan to re-develop this site into 125 condominiums and the required re-zoning of the property in question to, as we understand, R-5-C. We support this re-zoning based upon the understanding that the development plan will be subject to a Planned Unit Development (PUD), ensuring all parties of the specifics related to the development.

Our support for this project is based on the Stonebridge plan providing these key features:

- All of the building mass and height situated on Western Avenue.
- Affordable Housing
- Improvements to Chevy Chase Park, as well as tree and "green space" preservation.
- The provision of space for the Chevy Chase Plaza Children's Center, allowing for much needed expansion of a day care center which gives priority to community residents.
- The restriction of all vehicular ingress and egress to Western Avenue.
- Sufficient parking for the apartment residents, guests and day care center staff to park in the new complex.

We recognize the rezoning for this project results in an intensification of the site from its current use (which is not going to continue), but feel that developing this site as proposed by Stonebridge will meet the goals of the District's Ward 3 Comprehensive Plan by:

- Increasing housing stock in Ward 3 in a Housing Opportunity Area;
- Increasing housing density in Ward 3 at Metrorail stations and commercial areas;
- Protecting the character of existing residential neighborhoods (the development will be built along Western Avenue, not Military Road).
- Protecting the character of the existing neighborhood by restricting its maximum height to 78.75 feet, when properties located to the north and south of the site include buildings of 100 feet and 143 feet.

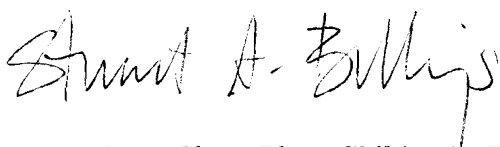
ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 119

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.119

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Thank you for your consideration of our support and for ensuring prudent planning for our community.

Sincerely,

A handwritten signature in black ink that reads "Stuart A. Billings". The signature is written in a cursive style with a large, prominent 'S' at the beginning.

cc: Chevy Chase Plaza Children's Center

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**Re: Case No. 02-17 (PUD and Map Amendment @ Square 1663,
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Dear Ms. Mitten:

*2617 Washington Ave, Chevy Chase, MD 20815 and I work at
5301 Wisconsin Ave; Washington, DC 20015*
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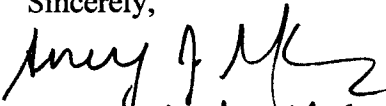
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Sincerely,



Amy J. Mauser

cc: Chevy Chase Plaza Children's Center