

**SUSAN CHEMOIWA
17610 TOWNE CREST DRIVE
GAITHERSBURG, MD 20877**

November 10, 2002

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

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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:

I have worked in the Friendship Heights neighborhood as a teacher at the Chevy Chase Plaza Children's Center for almost seven years. I have three children of my own. I recognize the need for quality early childhood education. The Children's Center has an outstanding reputation for educating the young children in the Friendship Heights community and provides a tremendously valuable service to the families who live and work in this neighborhood.

I understand that Stonebridge Associates is planning to re-develop the Washington Clinic site (which will be vacated as the doctors in that practice disband) into a condominium building of approximately 110-125 units, and is asking to rezone the property to R-5-C to accommodate this building. I 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.

As a teacher, I am particularly sensitive to the needs for affordable housing in the Friendship Heights area and I applaud the provision of this amenity in the Stonebridge PUD. Additionally, I think that offering space for expansion of the services provided by a non-profit child care center, with a history of community service, is an indispensable component of the project.

The care with which the developer has taken into account the needs of the community - by providing additional green space, situating the mass and height of the building along Western Avenue, supplying more than enough parking for the condo residents, and providing traffic mitigation measures, in addition to offering affordable housing and child care space -- demonstrates good planning, respect for the community, and smart growth for the Friendship Heights neighborhood. Accordingly, I believe that the re-zoning under the PUD should be approved.

Thank you for your consideration of my family's support for this project and for ensuring sensible planning for this neighborhood.

Sincerely,

Susan Chemoiwa

~~Zoning Commission~~
District of Columbia
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ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.124