

November 13, 2002

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

**RE: CASE NO. 02-17**

Ms. Mitten:

I ask that the Zoning Commission decline to change the zoning designation for Lot 805 and a portion of Lot 7 in Square 1163, as requested by Stonebridge Assocs. 5401 LLC.


The current, maximum zoning designation for this site – R-5-B – is the appropriate designation and should not be changed. R-5-B zoning allows these parcels at issue to serve their intended purpose as a transitional buffer zone between the highest density zoning of Wisconsin Avenue and the much-lower density zoning of the adjacent residential neighborhood.

The area in question has been identified by the District of Columbia as a Housing Opportunity Area, and in fact, the current R-5-B zoning designation would allow for a significant number of residential units to be built on the site, in accordance with the District’s strategic vision. An increased zoning density is unnecessary to achieve this vision.

More importantly, increasing the zoning density at this site IS against the public interest in several ways. A structure of the size proposed by Stonebridge Assocs. at this site would necessarily direct high volumes of traffic onto very narrow, residential streets where small children live and play.

And, to change the zoning designation at this site at the behest of a single developer for its financial gain would be ***a clear violation of the Comprehensive Plan for Ward 3***. As you are well aware, the Plan for Ward 3 seeks to “Conserve and maintain the District’s sound, established neighborhoods through strict application and enforcement of housing, building and zoning codes and ***the maintenance of the general level of existing residential uses, densities, and heights*** [emphasis added]... .”

I respectfully ask that the Zoning Commission not unravel the Comprehensive Plan – beginning with Case # 02-17 – by rezoning parcels of land in a piecemeal fashion for the sole pecuniary benefit of the developer-of-the-moment.



Cristine A. Romano  
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ZONING COMMISSION  
District of Columbia  
Case 02-17  
Exhibit 128

ZONING COMMISSION  
District of Columbia  
CASE NO.02-17  
EXHIBIT NO.128