

4104 Military Road, NW
Washington, DC 20015
November 14, 20015

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2002 NOV 14 AM 11:33

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

RE: Case #ZC 02-17 (Stonebridge Associates)

Dear Ms. Mitten:

I am writing to express my support for the 125 unit condominium project proposed by Stonebridge Associates at the intersection of Western Avenue and Military Road, NW.

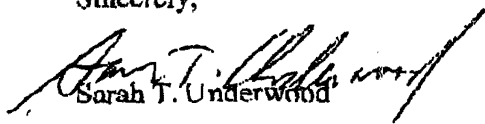
I am a DC native and have owned and lived in my home at 4104 Military Road (2 blocks from the site) since 1978. I regret not being able to attend tonight's hearing, since I believe the Commission will have the impression that the entire neighborhood is opposed to this development. Please remember that you are hearing from only a minority of a pretty dense area. This minority believes that now that they are here, no one else should be able to enjoy living in this very desirable and convenient neighborhood. The rest of us are either indifferent or mildly opposed or supportive.

The developer in this case has substantially reduced the density requested. Given the City's desperate need to increase its income and property tax bases and its percentage of homeowners, and the proximity of the site to the Friendship Heights Metro stop which is where density is to be encouraged, I think the proposal should be approved.

I do have some reservations about the commercial space proposed for the project. My concern is that there is already so much commercial space in the immediate area, and the turnover of commercial tenants has been fairly high. If the spaces remain occupied, I have no objection to them, but I think vacant storefronts are bad for a neighborhood and I would hate to have persistently vacant stores fronting on Western Avenue.

Thank you for your consideration of my views.

Sincerely,


Sarah T. Underwood

ZONING COMMISSION
District of Columbia

Case 02-17

Date 11/14/01

EDMONSON&GALLAGHER
Sent By
District of Columbia
CASE NO.02-17
EXHIBIT NO.131

SARAH T. UNDERWOOD
(202) 363-1403 - HOME
(703) 893-0303 - OFFICE
(703) 8933273 - FAX

FACSIMILE TRANSMITTAL SHEET

TO: Carol Mitten FROM: Sarah Underwood
COMPANY: DC Zoning Commission DATE: 11/14/02
FAX NUMBER: 202 727-6072 TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: SENDER'S REFERENCE NUMBER:
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