

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 15 PM 2:55

**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 4516 Chesapeake 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 150

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.150

We also appreciate the significant changes that Stonebridge has made to the original plan, reducing height and density, in order to respect the concerns of some members of the community. In a diverse community such as ours, it is challenging to create a plan that will satisfy all parties, although Stonebridge has made a commendable effort to do this. We believe the current Stonebridge plan represents good planning, solid design concepts as well as respect for the community, and therefore the re-zoning under the PUD should be approved.

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

Sincerely,



cc: Chevy Chase Plaza Children's Center

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Dear Ms. Mitten:

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Sincerely,

Anuradha Kewal

cc: Chevy Chase Plaza Children's Center

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Zoning Commission/Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

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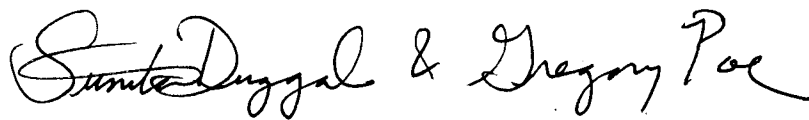
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Sincerely,

A handwritten signature in black ink, reading "Sumita Duggal & Gregory Poe". The signature is written in a cursive style with a large initial 'S' and 'P'.

cc: Chevy Chase Plaza Children's Center

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Suite 210
441 4th Street, NW
Washington, DC 20001

**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:

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Sincerely,


[John & Christine Remy]

cc: Chevy Chase Plaza Children's Center

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

Nov. 13, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 15 PM 2:58

Case ZC #02-17

Dear Zoning Commission Chairman and members,

The purpose of this letter is to express my **intense opposition** to rezoning the **Washington Clinic / Lisner site** as proposed in the application of the Stonebridge Associates, case ZC #02-17.


Nothing good is gained from this request. If anything the amount of services required of the city government will exceed any tax revenue the project might generate.

- The traffic and parking problems which are already beyond capacity will be exacerbated; the number of cars and trucks cutting through the residential streets between Western, Wisconsin and Conn. will increase affecting the safety of the many children and elderly people who live and walk here; the plan doesn't allow enough parking to serve the number of proposed residents, thus, impacting already limited street parking.
- The proposed building is too large, it is not in scale with the surrounding environment, the mature trees on the property will be felled, removing much needed natural climate controls, the remaining trees will die from pollution; the sewers will overflow from water runoff when there is no soil to absorb the rain; people who live in dwellings of this size are often transient, they do not make bonds with the community and lack commitment to work toward the well-being of the jurisdiction.

In summary, do not approve the zoning map amendment. The current zoning has been the basis of many long-term decisions affecting all the residents and the merchants. It is unfair to change now. This request will denigrate the quality of life - the purpose for which the residents have chosen to live in the area. The existing zoning affords the developers more than adequate space to erect new housing, and offers them a chance to build housing that enhances the area.

Thank you for your attention to my views. I am a 30 year resident of the District and wish to continue living in this desirable location that combines urban amenities with a pleasant life style.

Sincerely,


Nancy J. Fuller
3920 Morrison St., NW
Washington, DC 20015