

R. Thomas Ruppert
5443 41st Place, N.W.
Washington, D.C. 20015
November 14, 2002

Carol Mitten
Chairman
Zoning Commission
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 210-S
Washington, D.C. 20001

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

Dear Ms. Mitten:

I own and live in my home two blocks away from the Washington Clinic and the Lisner Home and **I am writing to express my opposition to the rezoning of these properties.**

The higher density that would result from rezoning and the resulting increase in traffic would make a situation that is currently less than ideal much worse. The convergence of Military Road, Western Avenue and Wisconsin Avenue is very difficult to navigate, both in a car and on foot, and the bottleneck that is created impacts the surrounding areas for many blocks. Military Road and Western Avenue are often backed-up several blocks waiting to proceed across Wisconsin. Approval of higher density development will only make this situation worse.

I am not opposed to development, especially in urban areas near Metro such as we have here. I am opposed to rezoning to a higher density than what is currently approved. The current zoning allows for reasonable development of the site. Why is rezoning being considered here when the only beneficiary will be the developers, and those of us who live, work and shop in the area will be negatively affected?

Thank you for your consideration.

Sincerely,



R. Thomas Ruppert

ZONING COMMISSION
District of Columbia
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District of Columbia
Case NO. 02-17
EXHIBIT NO. 178
Exhibit 178