

# Erik GAULL

For Ward 3 City Council

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02-17

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

Dear Chairman Mitten,

I am writing to clarify my opposition to the proposed Stonebridge development at 5401 Western Avenue, NW. Up-zoning the site in question from a R-5-B to a R-5-D designation is inappropriate given the density of the development, the character of the surrounding community and the pending development of the Friendship Circle property in Maryland.

I recognize that the site, located 250 feet from a Metro station, is a Housing Opportunity Area. However, the proposed development is too dense for the surrounding community of single family and town homes. The required up-zoning would be unprecedented for this area of Ward 3, as the intended location already possesses one of the densest residential zonings in the community.

Stonebridge would not only change the face of the neighborhood, but also exacerbate the traffic and parking problems that are already growing with area expansion. One of the most significant considerations is the large-scale growth that is soon to be underway across the street in Maryland. The proposal did not consider this in the original application.

Again, given the location's proximity to the Metro, a housing development would be appropriate, however not one on this scale.

I appreciate your attention and look forward to working closely with the Zoning Commission.

Sincerely,

Erik S. Gaull  
Candidate for DC Council (Ward 3)

ZONING COMMISSION  
District of Columbia

Case 02-17

Exhibit 41