

5435 Connecticut Ave NW, #2
Washington, DC 20015

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

Dear Ms. Mitten,

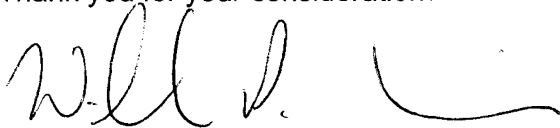
I am writing regarding Zoning Commission case no. ZC 02-17, the proposal by Stonebridge Associates, Inc., for the site of the Washington Clinic. I am opposed to the proposed zoning exemption that would permit the construction of more that 200 residential units on the site in question.

The proposed exemption is more than twice the height and three times the density allowed under current zoning. Such a radical departure from the existing housing infrastructure would permanently alter, for the worse, the residential character of the neighborhood. While I share the concern for providing affordable housing in the District, there have been many alternate proposals put forth that would meet this goal and be consistent with current zoning.

While I am supportive of increasing the tax base for the District, I do not believe that the proposed exemption is the optimal way to achieve that goal. I support the study by Marilyn Simon that offers a fiscal analysis of the varying options.

In short, the proposed exemption is too large, too tall, out of character with the neighborhood, and perhaps not the best economic decision.

Thank you for your consideration.



William P. Niner

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ZONING COMMISSION
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Case 02-17
Exhibit 49

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.49