

Ahmann . 4112 Legation St. NW, Washington, DC 20015 . 202/966-1983
mahmann@mindspring.com

September 16, 2002

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

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

Dear Chairman Mitten:

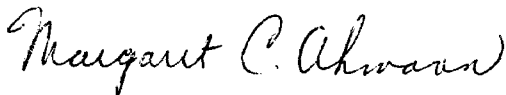
Thursday evening, September 12, I attended a meeting of the Advisory Neighborhood Commission 3E where the above zoning appeal was being discussed. I came away very disturbed by the proceedings. The commissioners appeared to be ready to facilitate negotiation with Stonebridge Associates - trading upzoning on the Washington Clinic/Lisner Home Site for so called "amenities."

There was an apparent misunderstanding of the actual position of the neighborhood organization members - Friendship Heights Organization for Reasonable Development (FhORD). In opposition to the upzoning requested by the developer, neighborhood residents have brought forth specific reasons why the developer's plan and in particular its massiveness and density would negatively impact the neighborhood. Rather than deal with the basic problem which is the zoning change, the developer has been countering each issue in a piecemeal fashion and even sometimes in an illusory manner.

Is the developer then to be viewed as cooperative and flexible when in fact he has never come forward with a plan to build a structure or structures on this site keeping within the current zoning? Zoning on the Clinic site was already changed by the city to allow greater density due to proximity to the Metro. Why would the city want to seek "amenities" to ameliorate a situation of excessive density which need not be allowed to exist in the first place?

It behooves the Zoning Commission to deny the zoning changes requested by Stonebridge Associates. The commission must remain committed to the Comprehensive Plan for Ward 3 - promoting a low density, stable, residential neighborhood.

Sincerely,



Margaret C. Ahmann
4112 Legation St. N.W.
Washington, DC 20015

ZONING COMMISSION
District of Columbia

Case 02-17

Exhibit 57

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.57