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MAY 15 2017

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

Dear Chairman Mitten:

I am writing to clarify my opposition to the proposed Stonebridge development at 5401 Western Ave., NW. Up-zoning the site in question from R-5B to R-5D 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.

Although, the site is 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 houses. 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. Stronebridge will change the face of the neighborhood , exacerbate the traffic and parking problems that are already a problem. Try crossing the street after three o'clock in the afternoon—it is difficult now. On some days you feel you are on a street in Manhattan.

Another consideration is the massive growth that is almost a reality on the Maryland side. While the merchants may be in seventh heaven with visions of the millions they will reap as the lovely place we live in is growing polluted and too dense. If this plan goes through we who live in the hood are being robbed of our tranquility and feeling of freedom. Soon we will be just another rat in a cage trying to live among the thousands of new bodies parking their cars around us. I ask you to be reasonable. Those outside the neighborhood who don't live here have lots of ideas on how to enrich themselves not giving a damn about the people who live here. I ask The District of Columbia to consider our interest first and allow only the 80 houses that are legally zoned to be placed on the parcel of land where the Washington Clinic is now standing to be built instead of the 200-250 that are in the works.

Sincerely,



Barbara LaBier
5238 42nd St., NW
Washington, D.C.

ZONING COMMISSION
District of Columbia

Case 02-17
Exhibit 71