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D.C. OFFICE OF ZONING
2002 OCT 31 PM 2:42

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

October 21, 2002

RE: ZC 02-17 (Stonebridge Associates)

Dear Ms. Mitten:

Attached please find a copy of a letter of October 9 from my husband and me opposing a requested zoning change by Stonebridge Associates at Western Avenue and Military Road, Northwest. I have been told our letter may not have been properly filed because it omitted the case reference number, ZC 02-17. Accordingly, I am re-sending it with a request that it be included in the case file.

I hope I'm wrong that the Commission automatically disregards all letters without case numbers. I can think of no more effective way to discourage genuine public comment – to screen out genuine grass roots opinions – than imposing such a bureaucratic restriction. If your staff truly won't read the first paragraphs of letters to deduce what cases they refer to, then Commission members can expect to hear only canned opinions solicited by parties with the resources to mobilize organized letter-writing campaigns.

I also hope that the Commission will give great weight not just to my letter, but to the significant public opposition, expressed in many venues, to the up-zoning and P.U.D. requested by Stonebridge. I have yet to meet a Friendship Heights area resident who supports it. On the contrary, every neighbor I have approached with an opposing petition has enthusiastically signed.

Should Stonebridge be permitted to barge into the neighborhood and up-end the reasonable zoning plan that has been in place for years? Consider the irony: if I or any other District homeowner wish to make even a minor change to my property that doesn't conform to zoning – say, extending a fence an inch beyond the required clearance – we need approval from all our neighbors for a variance. But if Stonebridge wants to turn the zoning rules on their head ... ?

Sincerely,



Mandy Katz

ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 92

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.92

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

October 9, 2002

RE: ZC 02-17 (Stonebridge Associates)

Dear Ms. Mitten:

We write to urge the Zoning Commission to preserve the current zoning status of the Washington Clinic parcel in Friendship Heights, D.C. As long-time neighbors of the clinic site (we live a few hundred feet away, near Chevy Chase Circle), we appreciate both its commercial promise *and* the very real risk of over-developing it.

Most everyone who lives near here recognizes the importance of developing more intensively near Metro. After all, the social benefits and convenience of public transit are one of the main reasons *we* live here. The clinic site's current zoning already recognizes these benefits in allowing development far denser than the detached single-family homes in the immediate vicinity. It's hard to believe that such zoning isn't commercially viable.

In fact, we have yet to hear any reason for upzoning the site other than Stonebridge's profit. Not only would it be inappropriate, but it would set a disastrous precedent for other residential areas of the city and make a mockery of the city's planning process.

Stonebridge's plan for an outsized increase in the number of units would also turn this neighborhood on its head, with repercussions flowing down both main arteries, Western and Wisconsin Avenues, and sclerosis the result. Even before the hyper-intensive development planned for the Maryland side of Western from Metro to the Geico site, traffic in the area is already considerable, as are parking pressures.

This peaceful neighborhood will feel more like Tysons Corner than Chevy Chase if big, clunky buildings are allowed to cast their shadows over it. Please stick with the current, common-sense zoning rules at the Washington Clinic site.

Sincerely,

Handwritten signature of Mandy Katz and Jonathan Massey in cursive script.

Mandy Katz and Jonathan Massey