

## Cochran, Patricia (DCOZ)

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**From:** Edward & Natalie Yambrusic <yambrusic@gmail.com>  
**Sent:** Thursday, January 3, 2019 9:40 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** CASE 16-23 OPPOSITION

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Attention of:  
Mr. Anthony Hood, Chairman  
District of Columbia Zoning Commission  
[441 4th Street NW](#)  
[Suite 210 S](#)  
Washington, DC 20001

RE: Case Number 16-23, Proposal for Design Review and Development by Valor Development, LLC, Square 1499, Lots 802, 803, 806, 807. Letter in **Opposition**

Dear Mr. Hood and Fellow Commissioners:

I am an attorney and 48 year resident of Spring Valley. My home is located only two blocks from the proposed 220 unit Valor development.

I strongly oppose the Valor proposal, since it drastically changes the unique character - primarily peaceful residential single family homes - of the neighborhood.

I speak with some experience from a similar development that was proposed by Miller developers in 1973. Together with GEN. (Ret) Wilhoyt and ADM (Ret.) Blix - my next door neighbors - we strongly opposed 70 units in clusters of four development on a three acre lot in Spring Valley. With the prudent professional assessment and genuine appreciation of our concern by the then Zoning Commissioners, we successfully reached a mutually acceptable compromise by reducing the number of units from 70 to 35. That reduction assured single detached homes could be built on Van Ness St., and semi-detached on the newly-proposed 48th Place NW.

As a result, we both enriched and preserved the character of the neighborhood. Moreover, this prevented the Miller developers from further ambitions to build apartment complexes in nearby Palisades. Instead, Miller built an array of beautiful single detached homes which blended nicely with the character of the Spring Valley region.

I strongly believe a similar approach should be taken with the current Valor proposal. The number of units should be reduced from 220 to at most 140, making sure that the proposal includes a number of single family detached homes in the spirit and character of the neighborhood. That will serve as a harmonious embellishment to the current physical character of single family dwellings.

Respectfully submitted,  
Edward S. Yambrusic, Esq.  
4720 Massachusetts Av., NW, 20016