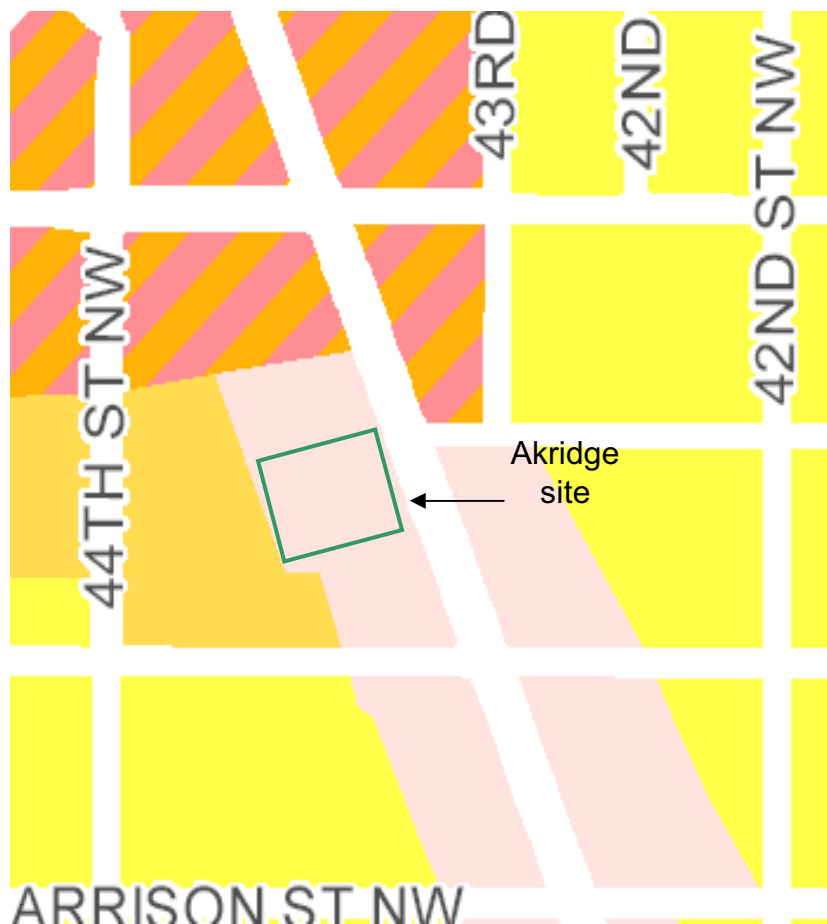
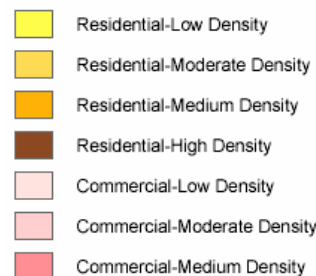


- The specific Comprehensive Plan policies that would be violated are identified on page 3 of my written statement.
- Rezoning a 22,500 sq. ft. lot from the R-5-B classification to C-2-B would violate the intent of the planned/designed lower density and buffering function and the policies of the Comprehensive Plan for the National Capital.**
- The location and size of the land area proposed for re-zoning raises “Spot Zoning”* questions.



•**If this location is approved for an intense mixed use development, as proposed, the precedent would be set for additional PUD requests (in the R-5-B zone) closer and farther away from the planned center or core at Wisconsin and Western Avenues, further violating the intended R-5-B buffering purpose.**

District of Columbia
Generalized
Land Use
Map 2



* **Spot Zoning** occurs when a small area of land or section in an existing neighborhood is singled out (for one property only) and placed in a different zone from that of the neighboring property. Courts have found spot zoning illegal on the grounds that it is incompatible with existing land use-zoning plan or in an overall zoning scheme for the community.