



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004

DAVID A. CATANIA
Councilmember - At - Large
Chairperson
Committee on Health

Committee Member
Consumer and Regulatory Affairs
Judiciary

June 1, 2006

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D.C. OFFICE OF ZONING

RECEIVED

Ms. Carol Mitten, Chairman
Zoning Commission
441 Fourth Street, NW
Suite 210 South
Washington, D.C. 20001

Re: Case Number 05-26

Dear Ms. Mitten:

I write regarding the public hearing scheduled by the Zoning Commission for June 5, 2006, on the Planned Unit Development ("PUD") proposed by Clark Realty Capital for 2950 Tilden Street, NW, described as Square 2234, Lot 800.

The vacant lot is currently zoned R-2 for one-family detached and semi-detached residences up to 40 feet and 3 stories high. Many of the surrounding homes in the R-2 zone district are row houses. Clark's proposes to change the zoning to R-5-C, a much higher density use of the property than is compatible with the other Tilden Street uses.

On May 15, 2006, ANC 3F voted to oppose the PUD and in its Resolution states that the Ward 3 Plan in the Comprehensive Plan should be the controlling document. ANC 3F's Resolution illustrates the project conflicts with the Ward 3 Plan for urban design, that the architecture does not conform with the style and materials found in the neighborhood, and that it fails to provide a net gain for the ward environmentally. Furthermore, a standard of the Ward 3 Plan is to maintain and protect already built low density, stable neighborhoods.

I urge you to give the great weight to which it is entitled to the ANC 3F's position on the matter.

Sincerely,

David A. Catania
Councilmember, At-Large

ZONING COMMISSION
District of Columbia

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EXHIBIT NO. 88
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