

**Susan W. Gillespie
2931 Tilden Street NW
Washington, DC 20008**

June 9, 2006

Carol J. Mitten, Chairman Re: Case 05-26
DC Office of Zoning
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2006 JUN -8 AM 10:35

Dear Ms. Mitten,

I am writing to clarify an issue that was raised at the June 5th hearing on the Clark Realty PUD proposal. Councilmember Phil Mendelson testified that first Comprehensive Plan map was a street-less "Matisse" map, vaguely shading areas where development existed at the time. This street-less map then became the Comprehensive Plan Land Use Map.

The lack of precise detail in the map suggests an error could have been made at the time based on the ownership of the lots adjacent to 2950 Tilden Street. The attached map, provided by the Office of Planning, has been annotated to show the lots surrounding 2950 Tilden Street.

The lot at 2950 Tilden Street is part of Square 2234, which encompasses a large area. In the early 1900s, Senator Francis Newlands created the Newlands Company, a companion company to the Chevy Chase Land Company. The Newlands Company owned much of the land within Square 2234. Square 2234 included the lots for what is now 3801, 3901, 3883 and 3945 Connecticut, Melvin Hazen Park, the Kuwait Embassy lot, and the Tilden lot.

- In 1922, The Newlands Company sold Lot 1 of Square 2234 to Philip Gormley for the construction of the five-story apartment building now known as Tilden Hall at 3945 Connecticut, on the corner of Tilden and Connecticut.
- In 1927, the Newlands Company sold Lot 2, now 3901 Connecticut, to Henry Bralove and a five-story apartment building was constructed.
- In 1930, the Chevy Chase Land Company acquired lot 2 and the building in a foreclosure sale.
- In 1940, the Newlands Company conveyed a large portion of Square 2234, Lot 5 to the U.S. Government for the creation of Melvin Hazen Park.
- In 1941, the Newlands Company sold Lot 4, now 3883 Connecticut Avenue, to the Chevy Chase Land Company.
- In 1960, the Newlands Company sold Lot 800 to the Chevy Chase Land Company.

**ZONING COMMISSION
District of Columbia**

CASE NO. 05-26
EXHIBIT NO. 100
ZONING COMMISSION
District of Columbia
CASE NO. 05-26
EXHIBIT NO. 100

This lot is now referred to as 2950 Tilden Street by the current owner, Clark Realty Capital.

- In 1963, the Chevy Chase Land Company divided lot 800 to create a separate lot, which they sold to the Kuwait Embassy. The Kuwait Embassy lot is designated Lot 802.
- When the first Zoning Map was created, both Lot 800 and Lot 802 were designated R-2 zoning, to reflect the zoning of the houses the two lots face across Tilden Street. This zoning classification would protect the streetscape of a residential street off Connecticut Avenue.
- In 2000, Chevy Chase Land Company sold Lot 800 and Lot 804 to Clark Realty.

When the first Land Use Maps were created in 1980s, the Chevy Chase Land Company owned Lot 800 (2950 Tilden), Lot 2 (3901 Connecticut) and Lot 4 or 804 (3883 Connecticut). Lot 800 and Lot 804 were vacant, heavily wooded adjoining lots.

The land ownership of these three lots could have led to the error of including the Tilden Street lot in the high-density category. As Councilmember Mendelson stated, "There was never any intention or proposal calling for increasing the zoning along Tilden Street. Never."

All the examples presented by Clark Realty of recent development in the area are buildings on Connecticut Avenue. Please keep in mind Tilden Street is a residential street and should not be considered in the same category as a major arterial. The R-2 zoning of 2950 Tilden Street should stand as originally zoned.

Sincerely,



Susan Gillespie

Enclosure:

Map showing lots owned by
The Chevy Chase Land Company in 1980

June 9, 2006

Carol J. Mitten, Chairman Re: Case 05-26
DC Office of Zoning
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001

Submitted by Susan Gillespie

2003 JUN -8 AM 10:35

