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D.C. OFFICE OF ZONING
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Mr. and Mrs. Stephen Low
2855 Tilden Street, NW
Washington, DC 20008

July 20, 2006

Ms. Carol Mitten, Chairman
DC Office of Zoning
One Judiciary Square
441 4th Street, NW, Suite 210S
Washington, DC 20001

Dear Ms. Mitten,

We are writing in regard to Case 05-26, the Clark Realty request for zoning change to allow it to build an apartment building on Tilden Street. We write as 23 year residents of the Street.

The most recent Clark Realty submission for a five story building is no more acceptable than its previous ones. It differs little from its first submission. The basic facts are simple. The current zoning calls for single family dwellings on Tilden Street as it does for feeder streets to Connecticut Avenue generally. This zoning is confirmed in the written text of the development plan. The author of that part of the plan, now Council Member Phil Mendelson, confirms that that was the intention of the authors of the plan and that the fact that the attached map shows an allowance for multiple family housing on the Clark property is an error.

The Zoning Commission has chosen to hear the Clark Realty request. But surely it cannot in good faith overrule the general pattern of planning in that part of the district which limits feeder roads to single family dwellings and the written text of the development plan despite an appended map which the author says was a mistake.

The facts, furthermore, make clear that Tilden Street, with its planted median strip will have great difficulty supporting the added traffic resulting from most of the inhabitants of the proposed 49 apartments being forced to start off going east and then make a U turn to feed into the already jammed traffic on the one lane east-going side of the road.

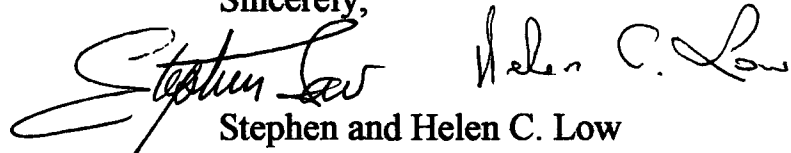
ZONING COMMISSION
District of Columbia

CASE NO. 05-26
ZONING COMMISSION
EXHIBIT NO. 149
District of Columbia
CASE NO. 05-26
EXHIBIT NO. 149

The District's Office of Planning has made clear that it supports multiple family dwellings on the south side of Tilden Street. Acceptance of the Clark request would set a precedent ensuring that further requests for approval of multiple family buildings would be forthcoming and difficult to refuse.

The Clark request challenges the single family rule in principle. It flies in the face of the written text of the planning document and it makes no sense in practical terms of traffic management. We trust the Zoning Commission will recognize these considerations and rule against the Clark request which is so strongly opposed by our neighborhood.

Sincerely,

The block contains two handwritten signatures. The signature on the left is 'Stephen Low' in a cursive script. The signature on the right is 'Helen C. Low' in a similar cursive script. Below the signatures is the printed name 'Stephen and Helen C. Low'.

Stephen and Helen C. Low