

Ms. Carol J. Mitten, Chairman
Zoning Commission
441 4th Street, N.W. Suite 210
Washington, DC 20001

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D.C. OFFICE OF ZONING

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July 31, 2006

RE: Case No. 05-26
2950 Tilden Street, NW

Dear Ms. Mitten:

I sincerely appreciate the attentiveness of you and your fellow commissioners in listening at the public hearing to the litany of testimony that opposes the proposed building project by Clark Realty. I am writing to clarify certain developments that occurred that evening.

First, I understand that the Commissioners asked Clark Realty about the fact that I was sold my unit with the verbal assurance that the empty lot was zoned for townhomes and Clark had responded that they had an express agreement with Monument that the building project would be disclosed to buyers at 3883 Connecticut Avenue Condominiums ("3883"). I heard about this agreement at the first Clark presentation that I attended and at the time (in front of the community present) Ms. Nicole Forrest stated that she would provide me with the document stating this assertion. Afterwards, via e-mail, she changed her mind and refused to provide a copy of the agreement. To date, I have not seen real evidence of any such agreement. Clark built and profited off of 3883 and now they are trying to build and profit off of this proposed building project at the expense of 3883. I believe in all fairness, they should be asked to provide a copy of this agreement.

Second, as a resident of 3883, along with the others present that night; we were shocked to learn about the 3883 Board's decision to withdraw its opposition. Please know that their withdrawal is different from their approval of this project. In fact, as later revealed to the residents, Clark had bargained away their use of an easement that they hold over 3883's driveway in order to secure the Board's withdrawal. The views of the condo board do not accurately represent the views of the residents at 3883, especially those on the Tilden Street side of the building. The withdrawal was a result of undisclosed "negotiations" between Clark and the Board, which allegedly occurred only on the second day of the hearing and ended minutes before the testimony began that day. 3883 residents were not previously informed or consulted and were only notified via memo after the fact.

Third, I wanted to comment on Clark's latest proposal of a five-story building that was presented at the second day of the hearing. As a resident on the 6th floor of 3883, my opposition to this project is unchanged. Aside from the poor manner in which Clark has conducted its relations with the community, this building is still too large and too incongruent with the surrounding neighborhood. As I stated in my testimony, the development of large and expensive units does not appear to further the principles of smart development since these units are not intended to be accessible to those who require the conveniences of metro proximity. Please support matter of right zoning and deny Clark's application.

Thank you for your attention.

Sincerely,


Heidi Tseu

ZONING COMMISSION
District of Columbia

CASE NO. 05-26

EXHIBIT NO. 151