

3/21/06

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D.C. OFFICE OF ZONING

2006 APR 12 PM 4:26

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

Re: Case 05-26

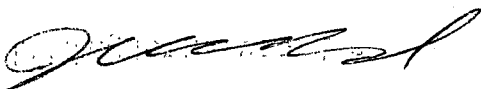
Dear Ms. Mitten,

It has come to my attention that Clark Realty Capital is proposing a six-story condominium building for the vacant lot at 2950 Tilden Street, which is currently zoned for eight semi detached town homes. Current zoning will have to be changed in order for the proposed building to go forward. Please be advised that I am adamantly opposed to any variance that would allow for the large structure.

A building of this size would significantly increase traffic congestion and appear colossal in comparison to the neighboring duplexes. Parking in the area will become more difficult, increasing the number of people walking long distances alone at night and jeopardizing the stability of the neighborhood. In addition, the building will obscure the view and comfort of residents of 3883 Connecticut Avenue NW, taking away their access to Tilden Street and giving them a clear view into their neighbor's bed chambers and a 25 foot space of lifeless concrete. None of the full growth trees will be able to be replaced, as a two tier parking garage will fill the entire lot. This will make small ornamental trees the only option. Also, the security of the Kuwaiti Embassy and the surrounding neighbors would be compromised by such a building with windows and balconies overlooking the Embassy driveway and offices.

I support R-2 zoning for the lot, allowing the continuation of a pleasant streetscape and alleviating all the problems associated with a large building. This neighborhood has been spared the over-development seen on other local avenues; please let us continue to maintain this charming urban neighborhood. Do not allow the higher density zoning variance to go forward.

Sincerely yours,



Jessica Leonard

ZONING COMMISSION
District of Columbia

CASE NO. 05-26

ZONING COMMISSION
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EXHIBIT NO. 26
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