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2841 Tilden Street, NW
Washington, D.C. 20008
10 April 2006

Ms. Carol J. Mitten, Chairman
D.C. Zoning Commission
Suite 210S – One Judiciary Square
441 4th Street, NW
Washington, D.C. 20001

Dear Ms. Mitten:

Re: Case 05-26

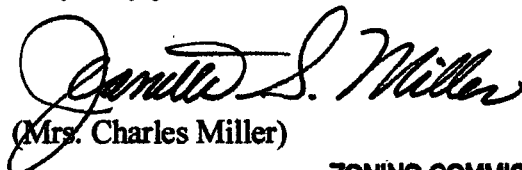
We strongly urge the Zoning Commission to deny the zoning change that Clark Realty Company seeks in this case. Eight semi-detached houses as permitted under the existing R-2 zoning is the proper use for that site, which is an integral part of a stable and attractive residential neighborhood. This area - distinguished by a park-like median - should be preserved and protected in its entirety as a valuable asset to the city.

Dense development seems appropriate for the Connecticut Avenue corridor where nearby, within the last six or seven years, several very substantial buildings offering upscale apartments and condominiums have added to the local housing inventory. But such construction should not encroach on a well balanced established neighborhood of single-family homes.

Clark Realty renders cosmetic changes to their design. In no way would these erase the irreversible damage that their oversized plan would inflict. A building offering 49 condominiums with 130 spaces in an underground garage – and no amenities as required by the PUD designation they seek - would overwhelm the small lot at issue and the street it fronts. In their construction at 3883 Connecticut Avenue the Clark company had a rare opportunity to erect a building that in architecture and landscaping would enhance the neighborhood. They did not do so. Those of us who live nearby have observed at close range the effects of Clark's poor design and their building practices. These reflected their lack of concern and a dismissive attitude toward significant issues - and made clear the implications of the company's intentions for further intensive development.

Again, we urge the Zoning Commission to preserve the R-2 designation for Square 2234, Lot 0800, and we thank its members for their attention to this matter.

Very truly yours,


(Mrs. Charles Miller)

Enclosure: 5 copies

ZONING COMMISSION
District of Columbia

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EXHIBIT NO. 43
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