

D.C. OF ZONING

David Nalla
3901 Connecticut Ave., N.W. #505
Washington, DC 20008

May 10, 2006

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

Re: Case 05-26

ZONING COMMISSION
District of Columbia

CASE NO. 05-26

EXHIBIT NO. 44

Dear Ms. Mitten:

We are writing to ask you to uphold the current zoning designation, R-2 for townhouses, of Lot 800, Square 2234 at 2950 Tilden Street.

We own an apartment on the top (fifth) floor of 3901 Connecticut Avenue. From our apartment we face on the east, a few feet away, the oversize nine-story building that Clark was allowed to shoehorn into the neighborhood by virtue of a driveway at 3883 Connecticut Avenue. To the north we can see around the corner of that building to a portion of Lot 800 and the trees and attractive townhouses beyond, on Tilden St.

Clark's proposal for a high-rise luxury condominium on Lot 800 would complete the encirclement of 3901 Connecticut. However, more important than our loss of a pleasant view is the impact that such a large and inappropriate building would have on the broader community.

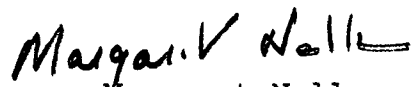
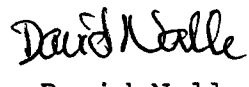
The proposed building's underground garage would spill up to 90 additional cars (not to mention the influx of service vehicles) onto Tilden Street, a major cross-town artery already clogged during rush hours. Tilden's design of two traffic lanes separated by a raised median strip with trees is aesthetically valuable and is helpful now to traffic flow. On the other hand, it is unpleasant to

contemplate the impact on commuters, residents and the surrounding community of the "turn-right-to-turn-left" problem that would be created by the many occupants of the proposed building wishing to reach Connecticut Avenue.

Contrary to the degrading effect of the overly contrived highrise Clark proposes, the originally mandated townhouses on Lot 800 would enhance Tilden Street as a stable and attractive in-city neighborhood -- the intent, we assume, of the original zoning.

We feel strongly that Clark Realty should not be allowed to further exercise its pursuit of profit in disregard of the nature of our neighborhood and the opinions of its inhabitants.

With appreciation for your attention,
sincerely,

 
Margaret Nalle David Nalle