

RECEIVED

D.C. OFFICE MOVING

May 12, 2006

2006 MAY 19 AM 10:56

4007 Connecticut Ave, NW
Apt. 314
Washington, DC 20008

Carol J. Mitten, Chairman
Re: Case no. 05-26
DC Office of Zoning
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001

Dear Chairman Mitten:

I am writing to oppose the proposed zoning amendment to accommodate new construction of a condominium at 2950 Tilden Street, NW (case no. 05-26). I understand that the proposed building is anticipated to have approximately 50 new units and will mark expansion of large condominium properties, typically contained to Connecticut Avenue, to side streets in the Cleveland Park/Forest Hills Neighborhood.

I recently purchased a unit near the proposed development based on the impression that our city government would not allow commercial interests to transform the character of the neighborhood. By allowing Clark Realty Capital to circumvent local zoning laws, the DC Zoning Commission would facilitate the transformation of the neighborhood from one where large condominiums are contained to the Connecticut Ave corridor, to one where the presence of condominiums dominate the neighborhood's architecture.

The presence of such a large building would also complicate the already difficult parking situation near the corner of Connecticut and Tilden. Currently, neighborhood parking is typically at or near capacity, with there often being few available parking spots in the surrounding blocks. Although the planned development anticipates approximately 100 new spots, the addition of 50 new units would surely add stress on an already difficult parking situation and complicate the lives of those current residents who rely on street parking.

Had I known that the DC Zoning Commission would allow established zoning laws to be "amended," I would have considered purchasing an apartment in a different location. I hope the DC Zoning Commission will uphold the established zoning laws and will place the concerns of local residents ahead of Clark Realty Capital.

Sincerely,


Benjamin H. Harris

**ZONING COMMISSION
District of Columbia**

CASE NO. 05-26

EXHIBIT NO. 47

ZONING COMMISSION
District of Columbia
CASE NO. 05-26
EXHIBIT NO. 47