

# Coalition to Stop Tenleytown Overdevelopment

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Carol J. Mitten, Chairman Re: Case 05-26  
DC Office of Zoning  
One Judiciary Square  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 20001

May 17, 2006

ZONING COMMISSION  
District of Columbia

CASE NO. 05-26  
EXHIBIT NO. 51

Dear Chairman Mitten:

We are writing to oppose the Clark Realty Capital's Planned Unit Development (PUD) proposal for 2950 Tilden Street, NW.

We believe the proposal for 49 condominium units and six stories is too dense and too tall to be in scale with the surrounding buildings and neighborhood. The building will increase traffic congestion and parking problems in an area already suffering from congestion. It will provide insufficient space for a loading dock and insufficient driveway space for moving trucks.

A building this size sets a bad precedent for residential side streets. Permitting a high-rise to encroach on a residential side street jeopardizes not just the stability of Tilden Street, but that of neighborhoods throughout Ward 3 and the rest of the city. This is of great concern to our organization and to communities that will be affected by the approval of a project so clearly opposed by the residents and out of proportion with the buildings surrounding it.

Our organization welcomes sensible development. We support the original R-2 matter-of-right zoning for the lot in question, which would allow 8 semi-detached townhouses, in keeping with the surrounding streetscape and the Comprehensive Plan.

The upzoning requested by Clark is not appropriate, and we ask that the Clark proposal application be soundly rejected.

Board, Coalition to Stop Tenleytown Overdevelopment (CSTO)

Jane Waldmann, (202) 686-1446  
Carolyn Sherman (202) 966-1181  
Carol Cummins (202) 364-6518

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