

Mr. and Mrs. Stephen Low
2855 Tilden Street, NW
Washington, DC 20008-3820

May 23, 2006

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 Madam Chairman,

We have lived on the northeast corner of Tilden Street and 28th place for the past 23 years, two blocks east of Connecticut Ave. and perhaps 200 yards east of the proposed Clark apartment building at 2950 Tilden. We have a general and a very specific reason for opposing the proposal to change the zoning to permit construction of the Clark apartment building.

We have listened to presentations by the Clark Company but have heard no reason given for seeking modification of the current zoning classification. Indeed, a relatively large apartment building on Tilden Street one hundred or so feet from Connecticut Avenue would begin to change the whole character of the street. What would keep others from seeking the same modification?

More specifically, during the time we have lived in our house, we have watched Tilden Street traffic grow steadily. During the morning rush hour the line of cars waiting for the Connecticut traffic light often stretches beyond our house and down the steep hill which leads from the bridge over Rock Creek. Because Tilden Street is divided by a median strip about twenty

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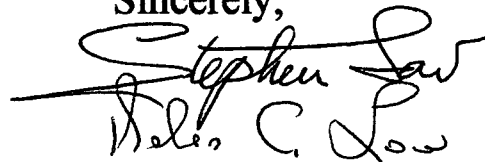
ZONING COMMISSION
District of Columbia

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EXHIBIT NO. 76
District of Columbia
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feet wide, all traffic from the proposed apartment house would have to start by heading east towards our house; those wishing to travel west would make a U turn at the cut through in the median strip at 29th Street, feeding into what often is a solid line of traffic waiting for the Connecticut light. (It seems likely that the majority of residents of the apartment will want to head west to Connecticut Avenue. The backup of those trying to feed into the west lane would quickly also block the eastbound lane of Tilden. On snow days the problem would worsen the unavoidable problem of slipping and sliding traffic climbing up Tilden from Rock Creek. Frankly, that prospect turns an already difficult situation into a nightmare.

We believe the current zoning was wisely designed; that the six or eight townhouses currently permitted would not present a serious problem as compared to the 49 apartments contemplated; and that the spirit of single family occupancy which make our neighborhood so desirable would be preserved. Therefore we ask that you deny the Clark request for modification of current zoning regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Low" and "Helen C. Low" in a cursive script.

Stephen and Helen C. Low