

May 23, 2006

Van MacNair
3883 Connecticut Avenue N.W. #810
Washington, D.C. 20008

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

RE: Case No. 05-26

Dear Ms. Mitten:

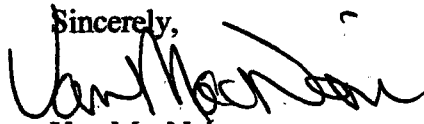
My wife and I live at 3883 Connecticut Avenue in Northwest D.C. We have been informed that Clark Realty Capital is proposing a six-story condominium building for the vacant lot at 2950 Tilden Street which is currently zoned for semi detached townhomes. We understand that current zoning will have to be changed in order for the proposed building to go forward. Please be advised that we are adamantly opposed to any variance that would allow for the higher density.

A building of this size would add more noise and congestion to an already over crowded neighborhood. Parking in the area is very difficult and there are many times we have to park blocks away when we come in at night. The last thing we need is more density, especially on the side residential streets that, so far, seemed to be spared the over-development that we see on the major avenues.

More importantly, Tilden Street is a beautiful, tree-lined residential street with many charming older homes, many of which date back to the early 1900's. My wife and often enjoy taking early morning walks down Tilden to Pierce Mill and Rock Creek Park. Allowing the highrise would impact the serenity of this wonderful street and, just as important, set a dangerous precedent for other developers to be able to do the same.

Please help us preserve the character of our neighborhood and do not allow the higher density zoning variance to go forward.

Sincerely,


Van MacNair

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ZONING COMMISSION
District of Columbia

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EXHIBIT NO. 78

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