

CHARLES A. MILLER
2841 TILDEN STREET, N.W.
WASHINGTON, D.C. 20008

May 26, 2006

Carol J. Mitten, Chairman
DC Office of Zoning
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441 4th Street, N.W.
Suite 2108
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ZONING COMMISSION
District of Columbia

Re: Case No. 05-26

CASE NO. 05-26
EXHIBIT NO. 81

Dear Chairman Mitten:

I write to join the many other residents of the Tilden Street neighborhood to urge the Commission to deny the application of Clark Realty Capital for further intensive development of the property at 2950 Tilden Street through the erection of a six story condominium building.

Others have provided the Commission with specific objections to the proposed development, each one of which raises serious questions about the proposal, and all of which cumulatively make a strong case for its rejection.

I would simply add that while not a knee-jerk opponent of any multiple unit development in residential neighborhoods, in this case a balanced approach to proposals of this kind should lead to rejection of the pending proposal. There has already been substantial development on the site in question. What was once a tree-laden green area is now a high rise residential building bearing the address 3883 Connecticut Avenue. Further development in the form of several row houses in the small area adjacent to that building that fronts on

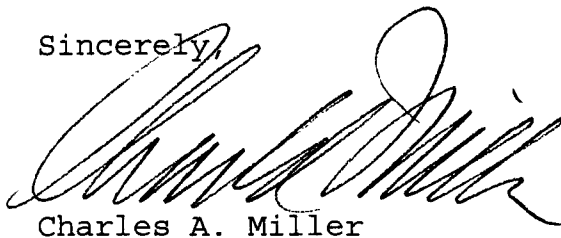
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Tilden Street, which is permissible without additional approval, would allow additional opportunity for the property owners to realize value from their investment. The current proposal, however, clearly crosses the line of reasonableness and threatens serious and lasting impacts on the residential character of the Tilden Street neighborhood. In a word, enough is enough on this site.

Thank you for taking these views into account, and for the Commission's thoughtful consideration of the pending proposal. I am confident that this will lead you comfortably to the conclusion that this additional proposed development should not be permitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles A. Miller", written in a cursive style.

Charles A. Miller