

**Zoning Commission**  
**c/o the Office of Zoning**  
**441 4th Street, NW Suite 410 South**  
**Washington DC 20001**  
**Fax: 202-727-6072**  
**Case Number 05-39**

RECEIVED  
 D.C. OFFICE OF ZONING  
 2006 NOV 13 PM 12:30

I am writing to oppose the St. Martins apartment building. I live at 1939 First St NE, within 200 feet of the proposed building, would be most affected by the current project and therefore my voice should carry more weight than citizens from Maryland, Virginia, or those DC residents outside of the 200 foot radius.

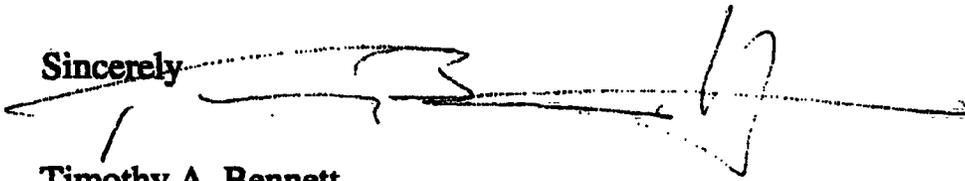
While I appreciate the philanthropic efforts of St. Martin's and the Catholic Charities, and the need for affordable housing, I am opposed to the rezoning request. Recognizing that there are differing needs of current and potential residents, a smart approach to development must be taken.

Creating a monstrous development that would dwarf neighborhood row houses and be a larger population center than several nearby blocks. Development by St. Martin's should compliment the architecture of the existing neighborhood to use as affordable housing rentals. The size of the proposed project is too big for this residential neighborhood.

The proposed size of this development will affect area crime, parking, traffic and safety. The studies commissioned by St. Martins have not taken into effect recent changes in traffic patterns, including one-way traffic on T ST.

I respectfully request the Zoning Commission take into consideration these facts when reviewing the application for a zoning variance for the St. Martin's PUD. Smart development with an eye on the effects on the surrounding community should be of paramount importance. The St. Martin's Church will still be able to conduct its mission, and support homeless and lower income people that is designed and zoned consistently with the surrounding neighborhood.

Sincerely



**Timothy A. Bennett**  
**1939 First St NE**  
**Washington, DC 2002**

**ZONING COMMISSION**  
**District of Columbia**

CASE NO. 05-39

EXHIBIT NO. 28

ZONING COMMISSION

District of Columbia

CASE NO. 05-39

EXHIBIT NO. 28

P.01