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Dear Zoning Commissioners,

In regards to Case 06-31, Akridge PUD Application, 5220 Wisconsin Ave, NW, my wife and I live at 4400 Harrison St, NW one block from the proposed condo project. We are **strongly opposed** to the project and are dismayed that it is so easy for developers to exceed zoning regulations. It is very unfair that the developers, who have millions in profits as an incentive, can "out paper" (read that as hire as many lawyers as they want) those of us who live in established neighborhoods, pay our taxes, keep up our properties. We either have to reach deep in our own pockets to hire zoning lawyers or spend much of our precious off time (or both) to fight these excursions past the zoning.

For the site in question, we feel the triple density proposal (100% lot occupancy, excessive height) will significantly decrease our quality of life - which the zoning should protect. We purchased our home believing that current zoning would protect us from excessive development.

During the rush hours, and often times all afternoon on the weekends, it is not uncommon to see cars lined up a block deep on Harrison Street trying to get onto Wisconsin Avenue. The Akridge project proposes to use an alleyway onto Harrison Street as its primary access for the residents. This is only going to make a bad situation worse. We anticipate that the residents of the Akridge project, without zone 3 parking stickers, will park on our streets after hours on week days and all day on weekends. It is already difficult, due to the local retail, to find parking in front of our residences. This project will burden the infrastructure of an established residential neighborhood which will feel the impact of excessive traffic, noise, and pollution.

In short, we bought our house in good faith that the current zoning would maintain our quality of life. If this project is allowed to bust through all zoning requirements, we fear the row houses on Harrison St. and the metro bus garage sites will become the next sites for 'upzoning.' Please protect our neighborhoods and respect the current zoning plan.

Very Respectfully,



Joseph T. Carlson

4400 Harrison St., NW

Washington, DC 20015

ZONING COMMISSION
District of Columbia
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CASE NO. 06-31
EXHIBIT NO. 41