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April 24, 2006

Via facsimile: (202)727-6072

Ms Sharon Schellin
Acting Secy to the Zoning Commission
DC Office of Zoning
441 4th Street, NW. Suite 200 South
Washington, DC 20001

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**RE: Case No. 04-33 –Inclusionary Zoning
Comments on the Notice of Proposed Rulemaking**

Dear Members of the Commission:

Donatelli & Klein currently includes affordable units in its District of Columbia developments, but is opposed to Mandatory Inclusionary Zoning ("MIZ") as currently proposed

We endorse a voluntary inclusionary program. If, however the Commission seeks to adopt MIZ, it has a fundamental responsibility to create an amendment and program that will ultimately result in additional affordable housing without harming the District's housing revival and those in the real estate industry.

Therefore it is imperative that the Zoning Commission and District Officials ensure that MIZ will be structured to achieve the goal of increased affordable housing.

We support:**No more than 25% of the bonus density to be provided as inclusionary units.**

Sincerely,

Larry Clark
Vice President

**ZONING COMMISSION
District of Columbia**

CASE NO. 04-33
EXHIBIT NO. 212

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**ZONING COMMISSION
District of Columbia
CASE NO.04-33
EXHIBIT NO.212**