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December 16, 2004

By Hand Delivery

Carol Mitten
Chairperson, D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2004 DEC 16 PM 2:19

Re: PUD and Zoning Map Amendment Applications by Dorchester House Associates, LLC and Kalorama West, LLC - Dorchester Apartments (Square 2572, Lot 35)

Dear Chairperson Mitten and Members of the Commission:

Enclosed please find applications for a planned unit development ("PUD") and a proposed amendment to the Zoning Map of the District of Columbia. Dorchester House Associates, LLC and Kalorama West, LLC (the "Applicant") are the owners of the Dorchester House Apartments.

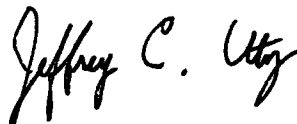
The Applicant is proposing to develop a residential project consisting of approximately 145 residential apartment units (including "affordable" units) and approximately 307 parking spaces near the intersection of Kalorama Street, N.W. and 17th Street, N.W. The original application forms, a plat of the relevant property certified by the Office of the Surveyor, the filing fee, and twenty copies of the statement in support of the application are attached to this letter.

The Applicant respectfully requests that the Zoning Commission set the project down for a public hearing as soon as possible. If you have any questions regarding the applications, please call either of the undersigned at (202) 663-8000.

Sincerely,



Paul A. Tummonds



Jeffrey C. Utz

cc: ANC 1C
Office of Planning

ZONING COMMISSION
CASE No. 04-36
EXHIBIT No. 1