

RECEIVED

D.C. OFFICE OF ZONING

2006 APR -4 PM 4:04

Zoning Commission
441-4th Street, NW
Suite 210s
Washington, DC 20002

Fax: 202-727-6072

Re: Case Number 04-36: Dorchester House Associates

To: Jerrily R. Kress, Chairperson and Members of the Zoning Commission

We are Former Commissioner Edward G. Jackson Sr. & Mrs. Margaret Ann Jackson, who lives in Adams Morgan, and close proximity to the Dorchester House. We are writing to express our strong opposition to the Planned Unit Development proposed by the Dorchester. While I am not opposed to any new development on their existing parking lot, we are concerned that this particular proposal is simply too large, too intensive, and much, much too tall for this location. While the current Dorchester building has a 16th Street address, this new proposal would front 17th Street, a much narrower and congested residential side street.

Allowing the Dorchester to build so much higher and denser than what they could do as a matter of right will negatively impact me, my household, and my quality of life. Our streets are already quite congested, and parking is nearly nonexistent. Traffic backs up onto our residential side streets during rush hour, and the main traffic arteries surrounding our neighborhood are already severely congested.

This proposal would only make it worse. The physical impacts of the proposed building on the immediate and adjacent blocks would also negatively impact the general aesthetics of the neighborhood. The building itself would dwarf its neighbors and would be simply too large in a neighborhood consisting of low rise buildings and townhouses.

We strongly encourage you to oppose this application, and to instead direct the applicant to come up with a proposal that better fits the scale of the neighborhood.

Sincerely,

Former Commissioner ANC Commissioner, Edward G. Jackson Sr. *Edward G. Jackson Sr.*
Mrs. Margaret Ann Jackson *Margaret Ann Jackson*

Cc: Council Member Jim Graham, Advisory Neighborhood Commission 1C, Office of Planning

ZONING COMMISSION
District of Columbia
District of Columbia
CASE NO. 04-36
EXHIBIT NO. 97
97