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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:

My name is Yevgeny Gurevich, and I live at 1710 Lanier Place in Adams Morgan. I am writing to express my strong opposition to the Planned Unit Development proposed by the Dorchester. I certainly support the development of empty lots or parking lots in the area when they serve to create more residential space and vibrancy for a neighborhood. However, I believe that the development has to be consistent with the adjacent structures, and made in consideration of the spirit of local zoning laws. However, the current Dorchester building plans do not meet such criteria.

I have seen firsthand how buildings can change the character of a street: a recent redevelopment of a rowhouse on Ontario Place, just around the corner from Lanier Place created a structure inconsistent with the rest of the buildings in the neighborhood – it now forms a lone and massive silhouette visible from nearby streets, including Columbia.

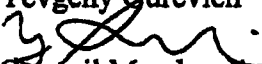
Further, I am particularly concerned about the development plans for the Dorchester because I had lived at nearby 1718 Euclid Street through August of 2003 before moving to my current address. I am therefore familiar with the nature of the surrounding buildings and strongly believe that the plans for the Dorchester development on their existing parking lot call for a building design which is too tall for its 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. 17th street is markedly different in scale and context from 16th street, which is a major thoroughfare.

Allowing the Dorchester to build so much higher and denser than what they could do as a matter of right will negatively impact the quality of life for surrounding residents. The physical impacts of the proposed building on the immediate and adjacent blocks would 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 mostly of low rise buildings and townhouses.

I 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,

Yevgeny Gurevich

cc. 
Council Member Jim Graham
Advisory Neighborhood Commission 1C
Office of Planning

ZONING COMMISSION
District of Columbia

CASE NO. 04-36EXHIBIT NO. 04-36

ZONING COMMISSION
District of Columbia
CASE NO. 04-36
EXHIBIT NO. 101