

RECEIVED

D.C. OFFICE OF ZONING

2006 APR 13 PM 4:42

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

10. April 2006

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 Claudia Magdalena Abendroth, and I live at 1672 Euclid Street, NW, which is in the Euclid Mews building in Adams Morgan. I am writing to express my strong opposition to the Planned Unit Development proposed by the Dorchester. While I am not opposed to *any* new development on the Dorchester's existing parking lot, I am 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. My unit would be immediately adjacent to the Dorchester development. As currently designed, the Dorchester development would dwarf the entire Euclid Mews building, which is only three stories high. 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. In addition, such traffic patterns are dangerous for the many children and residents who must cross the streets on foot. This proposal would only make these conditions 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 not only would dwarf its neighbors, but also would be simply too large in a neighborhood consisting of low-rise buildings and townhouses.

I strongly encourage you to oppose this application and to instead direct the applicant to draft a new proposal or revise the current one, to better fit the scale and quality of the neighborhood.

Sincerely,



Claudia Magdalena Abendroth

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

ZONING COMMISSION
District of Columbia

CASE NO. 04-36

EXHIBIT NO. 103
District of Columbia
CASE NO. 04-36
EXHIBIT NO. 103