

March 29, 2006

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Zoning Commission, District of Columbia
Jerrily R. Kress, Chairperson
441 4th Street, NW
Suite 210S
Washington, DC 20002
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Re. Case Number 04-36: Dorchester House Associates

Dear Mr. Kress and Members of the Zoning Commission:

I am a 25 year resident of Lanier Place in Adams Morgan, not far from the lot where the Dorchester proposes to build. I was not surprised to hear that the Dorchester House Associates were planning to build on the parking lot behind their building. But I was taken aback when I understood from the neighborhood association that plans call for a building as tall, or taller, than the current Dorchester, fronting on that very narrow, already congested street.

Building anything even half that tall, facing 17th Street, would be severely detrimental to the daily existence of the householders and apartment dwellers who live in the modest buildings on the surrounding narrow side streets. It would create a canyon effect, antithetical to the low-built, small scale character of that neighborhood.

Nothing of this magnitude would even be considered on 16th Street because it would ruin the views along the thoroughfare. But such a building would be even more detrimental on the adjacent side streets where it would have a major impact on the daily existence of the residents, not just the commuters who are passing through along the boulevard.

A glance at an aerial view of the region shows that the Dorchester is one of the most massive buildings in the neighborhood - there is nothing else that large between the apartment building where Rock Creek Park crosses 16th Street and the developments near the U Street Metro. It is one of the tallest structures, if not the tallest structure, in the surrounding area. The current Dorchester gracefully masks its size with its T shape and a generous set-back from 16th Street, and by the fact that most of its bulk sits angled back into the block behind, buffered by lawns.

I sincerely hope that the zoning commission does not allow the Dorchester's application for the Planned Unit Development. I am not opposed to allowing the Dorchester to expand, but the building planned is too tall, too large and too close to the street.

Thank you for your consideration.

Sincerely yours,

Nancy Huvendick
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cc: Council Member Jim Graham
Advisory Neighborhood Commission IC
Office of Planning

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