

29 March 2006

Zoning Commission
441 4th Street, NW
Suite 210S
Washington, DC 20002
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Re. Case Number 04-36: Dorchester House Associates

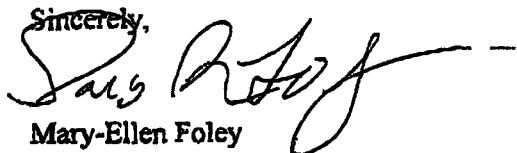
To Jerrily R. Kress, Chairperson and Members of the Zoning Commission:

As a resident of the Euclid Mews (located on Euclid and 17th Streets 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 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 it is permitted to do so under existing law (on building heights) 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 proposed building would also negatively impact the general aesthetics of the neighborhood in the immediate and adjacent blocks. The building itself would dwarf its neighbors (i.e. the Euclid Mews) and would be simply too large in a neighborhood consisting of low rise buildings and townhouses. Specifically, at such a height the building will block *all* morning sunlight currently available to the Euclid Mews units situated on the 17th Street side.

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 and conforms to current law.

Sincerely,



Mary-Ellen Foley
1676A Euclid Street, NW
The Euclid Mews
Washington, DC 20009

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

ZONING COMMISSION
CASE No. 04-36
EXHIBIT No. 102

ZONING COMMISSION
District of Columbia
CASE NO. 04-36