

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

FAX: 202-727-6072

Re: Case No. 04-36: Dorchester House Associates

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

My name is Jennifer Toland, and I have been a resident and owner in the Euclid Mews Condominium on 17th and Euclid St. since September 2001. I am writing to express my strong opposition to the Planned Unit Development proposed by the Dorchester.

I first became aware of the Dorchester expansion project in December 2003, while attending a community meeting at the Third District police station. From this very first meeting, it was quite clear that the project, as currently proposed, lacks community support and would be a detriment to the surrounding neighborhood. I, like many of my neighbors, do not oppose development of the existing parking lot at the Dorchester House. However, the proposed 78-foot high building—plus additional roof structures—simply will not work with the character of the surrounding R-B-5 neighborhood.

Allowing the Dorchester to construct a building that far exceeds the height and density restrictions currently allowable under D.C. zoning laws will adversely affect both me and the quality of life that I and my neighbors at Euclid Mews have long enjoyed. The low-density townhome-style living that has been the hallmark of Euclid Mews is jeopardized by the current Dorchester expansion project. Euclid Mews, a three-story, 36-unit development that borders the Dorchester project on the north side, will be placed in a perpetual shadow if the Dorchester project is constructed as currently planned. The proposed building's height would create a canyon-like effect, blocking sunlight and dwarfing the surrounding community of townhomes and other low rise buildings.

I strongly encourage you to oppose the Dorchester House Associates' application. A building of the proposed height does not fit the scale of the neighborhood and does not have the support of the surrounding community. While we encourage development and applaud renovation in our neighborhood, we adamantly believe that the Dorchester House Associates can develop a proposal that better suits the surrounding R-B-5 District.

Sincerely,


Jennifer Toland

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

ZONING COMMISSION
CASE No. 04-36
EXHIBIT No. 65

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