

Jared W. Johnson
1661 Crescent Place, NW
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Washington, D.C. 20009

March 30, 2006

Jerrily R. Kress, Chair
Zoning Commission
441 4th Street, NW, Suite 210S
Washington, DC 20002
FAX: 202-727-6072

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Re: Case Number 04-36: *Dorchester House Associates*

To the Chair and Members of the Zoning Commission:

I live at 1661 Crescent Place, in Adams Morgan, within one block of the Dorchester Apartments. I write to oppose the Planned Unit Development proposed by the Dorchester. I believe the plans for this proposal would result in a building that is too tall, large and inconsistent with the character of the neighborhood. The proposal would front 17th Street, which is a very narrow, congested residential side street, with a row of small two-story town houses that are adjacent to the proposed construction site.

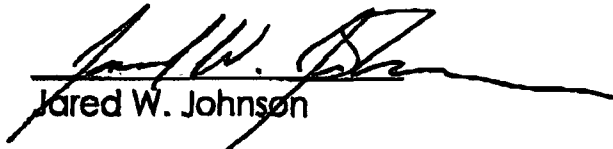
Allowing the Dorchester to build higher, and with a greater density than what they are limited to doing under existing zoning rules will negatively impact me, my family and the neighborhood. Our streets are already quite congested. They will be much more so due to a planned grocery store at the corner of 17th and Kalorama. 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 increase this congestion. 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 would dwarf its neighbors, block light in the neighborhood, and be too large in a neighborhood consisting of low rise buildings and townhouses.

Please reject this application. The applicant should be directed to resubmit its proposal consistent with existing zoning rules, and consistent with the residential

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scale and character of the neighborhood, the narrow side streets of 17th and Kalorma, and mindful of the congestion that exists.

Respectfully submitted,


Jared W. Johnson

cc: Council Member Jim Graham

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FACSIMILE TRANSMISSION
March 30, 2006

To: DC Zoning Commission **Fax:** 202-727-6072 **Tel:**
ATTN: Jerrily Kress, Chair

From: Jared W. Johnson

Re: Dorchester Apts -- #04-36

☐ Original(s) to follow

Number of pages, including cover:

Please see attached comments, in the above-referenced case number.

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