

Zoning Commission of the District of Columbia

Testimony of Jerome J. Peloquin – Resident

717 Lawrence Street, NE

Washington, DC 20017

CASE : 08-24

October 5, 2009

My name is Jerome J. Peloquin and I reside at 717 Lawrence Street, NE Washington, DC. Let me say categorically that I am not against development and would welcome any project that would respect the value and quality of our life in Brookland. It is my position and that of my neighbors who speak here today, that this project does neither.

My home is directly adjacent to the proposed project. We have been given to believe that the Commission is to give greater weight to our testimony as we are those whose quality of life and property will be most effected by this development. Our home like others on the block is a three-story family dwelling. The house was originally built by Col. Brooks son. Circa 1880. It has both a front and back yard, mature trees and a small green lawn.

We purchased this home in Brookland four years ago, specifically because of the character of the greater Brookland community, the sunny streets, the single-family homes, and the green front and back yards. The Large building to be built across the street will forever change the quality of our lives and the character of our street.

This Commission, in its wisdom, recognizing the unique nature of the greater Brookland community created The Small Area plan. That plan addresses the unique character of Brookland and its environs and it clearly states that this character is to be maintained. In public hearings at CU, I have heard Mr. ABDO say personally that he has, "... no intention of following the Small Area Plan." Clearly, this PUD gives action to those words, as it violates the spirit of the plan as well the character of our community.

This eight-story building that will sit like a squatting toad between Monroe and Lawrence is bounded on either end 7th and 8th streets. The PUD attempts to give the illusion of scaling from our traditional three-story height to their larger 8 story structure. Their PUD claims to make a gradual transition. In fact this is not true. The CUA/ABDO claim that this building is only four stories is simply an untruth! This is a five-story building, that is, of course, assuming 4+1 still equals five. I'm sorry, four-stories and a mezzanine is a FIVE STORY Building. That's two stories above the height of our home, In no way can this be considered a "gradual" scaling up. Then, within a short distance it pops up to eight stories blocking our prized view of the Basilica, placing our home and yard in shadow, and presenting us 8 stories of featureless, gaping windows destroying our privacy and robbing us of the full-use and enjoyment of our home & property.

I respectfully request the commission to move this imposing structure to the far side of 7th street on land owned by the developers where the developers own four story condos can be confronted by an eight story squatting toad, and leave us adjacent to a row of town homes more appropriate to our neighborhood

Respectfully Submitted

Jerome J. Peloquin

ZONING COMMISSION

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EXHIBIT No. 49