

**JAY ADELSTEIN
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WASHINGTON, D.C. 20002**

Ms. Carol Mitten, Chair
DC Zoning Commission
District of Columbia Office of Zoning
441 Fourth St., NW, Suite 200
Washington, DC 20001

March 14, 2006

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Subject: Case # 05-34, Square 895/Lot 76 (708 Massachusetts Avenue, NE, Capitol Hill)

Dear Ms. Mitten:

I write to express my comments about the proposed zoning reclassification of the property referred to above. I have resided with my wife and two children on the block adjacent to the property for approximately sixteen years. I have been involved with ongoing concerns about the appearance, maintenance, and usage of that property ever since I have lived there.

My primary interest is that the property be zoned in a fashion compatible with the residential fabric of the neighborhood. In my opinion, this would require imposing certain height limitations. To the extent that zoning classifications restrict height limitations, I advocate a limitation not to exceed 60 feet. In my opinion, this height would permit the property owner to build/ maintain a structure of sufficient size to permit it a reasonable rate of economic return, but limit the height so that the structure would not visually overpower the two- and three-story residential structures that surround it.

The second issue involves parking. Without belaboring the point, in my opinion, the current property owner has failed to honor both his legal and nonlegal commitments to the community regarding parking. The neighbors have suffered from this problem and sense that it will only be exacerbated if left unchecked. I request that, to the extent that zoning classifications govern parking issues, that the property be zoned in such a manner that would require adequate parking (preferably one parking space per-proposed unit).

In sum, I support zoning that would both permit residential use of this site and respect the property owner's right to realize an appropriate rate of economic gain from the property. I request, however, that any proposed zoning reclassification respect the concerns of the neighbors to address size (height) limitations and parking restrictions.

Sincerely,

Jay Adelstein

cc: Mr. Stephen Mordfin

ZONING COMMISSION
CASE No. 05-34
ZONING COMMISSION
District of Columbia
EXHIBIT No. 36
CASE NO.05-34
EXHIBIT NO.36