

**Sheryl R. Stuckey**

1726 A Street, Southeast  
Washington, DC 20003-1617

June 1, 2007

Zoning Commission for the District of Columbia  
One Judiciary Square  
441 4<sup>th</sup> Street Northwest  
Suite 210S  
Washington, D.C. 20001

RE: Case Number 06-34 (Comstock East Capitol, L.L.C. – Consolidated PUD and Related Map  
Amendment @ Square 1096, Lots 51, 52, 53, 54, and 55)


Dear Members of the Commission:

I am the owner of a home in the 1700 block of A Street Southeast, the rear of which directly faces the proposed development across the alleyway. I oppose the re-zoning of the aforementioned property for the following reasons:

1. The height of the proposed structure as presented to the community by the developer is in conflict with the prevailing aesthetic of the community. This is further supported by the fact that planned development of the Hilleast Waterfront Community has included designs to maintain and be in agreement with the current height of existing structures.
2. The height of the proposed structure poses privacy concerns for some residents of the 1700 block of A Street Southeast.
3. Given that the developer intends to provide parking at additional costs to the development's residents, I believe that this will result in significant increases in parking congestion in the surrounding area that already experiences somewhat severe parking congestion. This increase will decrease visibility for those needing to cross streets or make turns leading to increases in traffic accidents. It also will further impair the ability of the residents in our block to reach their rear yards.
4. The proposed structure was presented to the community as a condominium and not an apartment house as listed in the zoning announcement.

I request that the aforementioned statements be included in the record of the hearing, and that you take them into consideration when making your final decision. Should you have any questions or concerns regarding this request, please feel free to contact me at 301-754-7839.  
Thank you for your assistance and consideration in this matter.

Respectfully,

  
Sheryl R. Stuckey

ZONING COMMISSION  
District of Columbia

CASE NO. 06-34  
EXHIBIT NO. 42

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D.C. OFFICE OF ZONING  
COMMISSION

ZONING COMMISSION  
District of Columbia  
CASE NO.06-34  
EXHIBIT NO.42