

DeChane L. Dorsey, Esq.
1714 A Street, S.E.
Washington, DC 20003
202-675-8455 home
202-434-7218 business
dechaned@gmail.com

2007 Jun 14 PM 4: 03
D.C. OFFICE OF ZONING
COMMUNICATIONS

June 3, 2007

Director, Office of Zoning
D.C. Office of Zoning
Suite 210 South
441 4th Street, N.W.
Washington, DC 20001

Re: Z.C. Case No. 06-34 (Comstock East Capitol, LLC—Consolidated PUD and Related Map Amendment @Square 1096, Lots 51, 52, 53, 54, and 55)

Dear Director:

In accordance with the requirements of 11DCMR 3012.5 this letter hereby serves as a formal written request for me, DeChane L. Dorsey of 1714 A Street, S.E. Washington, DC 20003, to appear as a party and to present a statement in opposition to the above referenced project during the zoning commission hearing scheduled for Monday, June 18th, 2007.

I will not be appearing through counsel nor will I be presenting the testimony of or calling any witnesses.

I anticipate that my statement will not take longer than 15 minutes and will cover the following list of issues. Accordingly, I make the following assertions:

My name is DeChane L. Dorsey and I own a property located at 1714 A Street, S.E. in Washington DC.

My rear property line stops 20 feet from the site of the proposed Comstock development and lies directly on the other side of the public alleyway.

I have worked with the developers on certain aspects of the project in an effort to have them better address the needs of the neighbors and the surrounding community. However there are still some outstanding issues that have not been resolved.

1. The condo documents have not been drafted and therefore do not contain language that will ensure the annual contracted maintenance of rear building

ZONING COMMISSION
District of Columbia
CASE NO. 06-34
EXHIBIT NO. 43

ZONING COMMISSION
District of Columbia
CASE NO.06-34
EXHIBIT NO.43

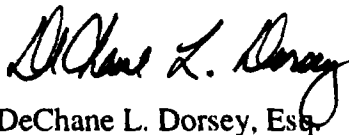
landscaping and lighting that will inure to the benefit of homeowners in the vicinity of the development.

2. Comstock has not included information regarding improvements offered to homeowners, including myself, who reside in the 1700 block of A Street, S.E. in the PUD or in other formal written documents.
3. Ongoing concerns exist regarding the length, width, and use of the single loading berth requested in the PUD. Locating the berth at the western most end of the alley leaves very little clearance for vehicles that measure 31 and 34 feet in length. There is a very limited area to maneuver vehicles of this length when the alleyway clearance area is only 20 feet. Additionally, since this loading berth is the only one servicing the building it will also serve as the area where moving and delivery trucks servicing the development will load and unload. There is a very strong likelihood that drivers, both professional and unskilled, of large vehicles utilizing the berth will damage neighboring fences and potentially vehicles parked in neighboring driveways as they attempt to enter and exit the loading area.

I am still in process of negotiating these issues with the project developers. However, I was required to file this request in advance of finalizing my negotiations because of the deadline for filing a request to present a statement before the Commission. Therefore, the possibility exists that I may withdraw this request prior to the hearing date.

Thank you for allowing me the opportunity to present a statement before the Commission. Should you have any additional questions regarding this letter or my request please feel free to contact me using the information listed above.

Sincerely,



DeChane L. Dorsey, Esq.