

Cochran, Patricia (DCOZ)

From: Michael Dziedzic <michaeldz71@gmail.com>
Sent: Friday, September 30, 2022 6:47 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Bonnie Dziedzic; savin.venjohnson@gmail.com
Subject: Letter of opposition to the change in zoning regulation for case 22-06

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Dear Members of the Zoning Commission:

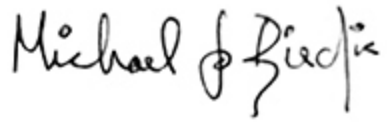
My name is Michael Dziedzic and my wife Bonnie and I are homeowners at 805 Capitol Square Place at Capitol Square at the Waterfront. We live in close proximity to the proposed development on 899 Maine Ave SW (ZC 22-06). This project envisages a mixed-use building consisting of two towers, with heights ranging from 90 to 130ft, excluding penthouses. This is almost triple the height limit of 45 feet allowed under the existing MU-12 zoning. The development would also have an approximate floor area ratio of 7.92, which is more than triple the maximum of 2.5 under the existing MU-12 zoning.

This high-rise and high-density development far exceeds what is allowed under current zoning regulations and is inconsistent with the SW Neighborhood Plan and DC Small Area Plan. It is inappropriate to the current and intended character of our community.

We specifically object to and would be affected by the impact on traffic and parking on G St SW and surrounding streets because of the excessive number of residents in the proposed development. There would regularly be times when underground parking would not be available in their garage, so this would spill over onto G St where we and our visitors regularly park. The excessive number of residents would also result in those who are using 7th St cutting through our development rather than going all the way to Maine Ave. The increased traffic of outside vehicles in our community is cause of great concern as non-residents are often not mindful of speed limits within our private driveways posing a safety risk to residents, particularly children and pets.

We , therefore, oppose the change in zoning regulation for case 22-06.

Thank you,

A handwritten signature in black ink, reading "Michael J. Dziedzic". The signature is written in a cursive style with a large, stylized "M" and "J".

Michael and Bonnie Dziedzic
805 Capitol Square Place SW
Washington DC
20024