

**Mackie J. McCrea
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June 16, 2006

**DC Office of Zoning
One Judiciary Square
441 4th Street NW
Suite 2103
Washington DC 20001**

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2006 JUN 19 AM 9:33

**Board of Zoning
Director S. Pruitt
441 4th Street, NW Suite 210
Washington, DC 20001**

**References: Case 0601, Square 776, Stuart Petroleum
Residential Square 776 at 3rd and H Street NE
The old BP/Amoco-Stuart Petroleum Mega Gas
Station proposal**

Dear Commissioners:

**I am a life long Washington D.C resident and property owner on
residential square 776. I also humbly serve as Co Chairman of the
Square 776 Committee that is in strong opposition to this proposed
development and continual aggressive assault on Square 776 by this
developer, Stuart Petroleum.**

**I write to specifically ask your board and committees to soundly reject
this proposal.**

**ZONING COMMISSION
District of Columbia**

CASE NO. 05-26 FAX

EXHIBIT NO. 32

**ZONING COMMISSION
District of Columbia
CASE NO.06-01
EXHIBIT NO.32**

As a property owner and resident of Square 776 I am strongly opposed to this development.

I respectfully ask for "Party Status" and be allowed the right to give testimony before your committee.

As a spokesman for Square 776 Committee we are also strongly opposed to this development.

On behalf of all residents and property owners, I respectfully ask that they all be granted "Party Status" and be allowed to give testimony before your committee.

Many members of residents of Square 776 are elderly and will have difficulty drafting a "Party Status" request or physically unable to attend the hearing. I ask that you allow others to represent them.

We the residents of Square 776 strongly oppose the developers attempt to close or re configure our alley ways. The alley ways have served us well through the decades. They provide access to our back yards for parking and other activities. They provide access for all city services that we as tax payers are entitled too. They also provide access for emergency vehicles (police and fire). This access was critical in fighting a 3 alarm fire that threaten our homes a few years ago.

PLEASE SAY NO, DO NOT LET THEM CLOSE OR RECONFIGURE OUR ALLEY WAYS.

We ask that your committee strongly look at the track record of this developer. These are the same guys along with BP Amoco that attempted to ram through a "truck stop" style gas station on square 776 and our community. This group was very shrewd and manipulative in attempting to dictate to our community. Despite the shenanigans of our ANC,s (they frequently ignore residents concerns and are pro development) a bipartisan group of civic associations, community leaders, Black and White along with Square 776 Committee was able to temporarily repel this assault on square 776.

We know that development is coming but we ask that you assist us in making sure the residents have the final say. The developers are profiteers. They have no conscience or civic concerns. After they build their towers and make millions they will leave the problems of over development to the residents who are left to deal with.

We say this is not right. Let's make this a fair fight!

We ask you to look at their attempt to circumvent you're zoning rules and DC law by this land grab. This developer is proposing to access on Square 776, lots, 9,25-31,51-53,800 and 821 and to close our public alley ways. We do not agree to this. Please do not allow them to close our alley ways. This developer does not live on the square. This developer is also attempting to circumvent your zoning rules and make all the lots subject to the same, C-2-B and C-2-A. Some of the lots are zoned differently. Do not let them change it,

It is our understanding that the lots in the heart of square 776 are subject to different zoning rules than the lots that are adjacent to 3rd and H. Street.

We wonder what is next. Will they attempt to re zone our houses off the Square 776? Please do not allow them to do this. We have property rights too!

We also ask that if this bad project is allowed, please make them cut the height of the building at least in half so that it won't dwarf our houses and restrict the natural sun light. Our community is already dealing with the Abdo Development with about 500 units and height of about 15 stories at the old Children's Center in addition to the proposed other development at 3rd and H on the south side of about 300 units.

All this high density development will have a direct adverse effect on single family homes owners in the area. There will be 10 times more traffic and parking will become a night mare for Square 776 residents and surrounding squares. Our quality of life will suffer because of this project.

Square 776 should not be the ones to bare all of the problems that will come with this high density development.

Please protect homeowner's rights! We are the first citizens of the District of Columbia. Do not allow homes owner's rights to be trumped by developer's greed!

Finally, let me address Square 776's over five year struggle with this developer and this current assault on our square. This developer has not been a good neighbor through the decades. For years he has owned and operated a very shabby gas station and refused after repeated request from neighbors to clean it up. Many residents have been robbed and physically assaulted at that gas station. He refused to clean it up and bragged about it being his most profitable station in the Washington market. Apparently, that's why he entered into the deal with BP Amoco in attempt to make it a "Truck Stop" style station. (Square 776 and other residents fought this effort)

Square 776 residents will continue to fight this unfair and aggressive assault on our square. We totally oppose it. We wished that we could get some support from other entities such as the Ward 6 Council Person and our ANC (Who is rumored to now be under indictment for malfeasants in the community along with the previous ANC commissioner who went to jail for his actions), Community Development Corporation, H Street Main Street Project, City Office of Planning, H Street Businessman Association and other community groups, but they all have fail to support Square 776 in the past. Some have already sighed off on the proposal without talking to Square 776 or reviewing the proposal and assessing its effects on the neighborhood. They all seem to have their own agenda and some appear to be in the pocket of this developer. They appear to operate outside of the concerns of those directly affected by this development.

One thing is for sure, they don't live on square 776 and they don't care what happens. (The Developer knows this and has manipulated this to his advantage)

This has made our struggle most difficult.

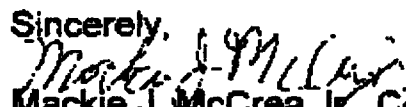
We ask that you at least make this a fair fight. Make this developer dot every I and cross every T. This developer should be required to follow the existing zoning rules.

Most important make the developer leave our alley way alone
Require him to redesign his project. Direct the developer to come to the table with the residents of Square 776.

Do not close our alley way. Do not approve his development proposal on Square 776.

We trust in the Commissions work you will find truth and fairness.

Sincerely,


Mackie J. McCrea Jr., Co Chairman
Residential Square 776
814 4th Street N.E.
Washington D.C. 20002

202/543-1789

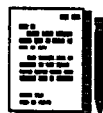
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**FAX
TRANSMISSION****From:**

Mackie J. McCrea

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Phone: (202) 583-0635**To:**Office of Zoning/ Board of Zonin
S. Pruitt, Director**Date :** 6/18/2006**Time :** 1:14 AM**page(s) :** 6**-Message-**

RE: Case 0601, Square 776, Stuart Petroleum Residential Square 776 at 3rd and H Street
NE The old BP/Amoco-Stuart Petroleum Mega Gas Station proposal.

Director Pruitt;

I respectfully request a meeting with you or a high level official to discuss this crisis
situation, please contact me immediately.

Mackie J. McCrea

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