BRENDA C. SANDBERG & MARK J. BERGLUND
629 8th Street NE • Washington, DC 20002 • (202) 547-1045

March 16, 2001

Robert Sockwell, Chairperson
Board of Zoning Adjustment
441 Fourth Streeet, NW, Suite 210
Washington, DC 20001

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RE: BZA Application # 16648, Hearing Date: March 20, 2001

Dear Mr. Sockwell:

We are writing to **oppose the proposed expansion of the BP Amoco gas station** in the 300 block of H Street, NE. We are homeowners near the project site and have serious concerns about the affect that this unusually large, suburban-style gas station will have on our community.

The proposed gas station will be a problem for the entire neighborhood. We do not dispute the need of the neighborhood for a place to purchase gas, but the scale of the proposed station is excessive. In addition, the last thing this neighborhood needs is another convenience store. Many corners in the area contain convenience stores that carry most of the same merchandise as the proposed mini-mart. The size and layout of the project leads us to believe that this development is being proposed *solely* for the benefit of suburban commuters to the detriment of the residents of this neighborhood. Likely negative consequences of this project include:

- Noise, traffic, light pollution, and other neighborhood problems due to the 24-hour operation
- Decreasing property values in the area
- The chasing away of more desirable and valuable development in the H Street corridor

The H Street corridor deserves redevelopment planning and investment to spur new businesses, jobs and retail that meet *neighborhood* needs. With recent development activity occurring on this side of Union Station, surely a more beneficial use for such a property will be forthcoming -- perhaps including a smaller gas station, a small-scale office building with retail, or even a multi-family residential unit to bring more residents into a blossoming neighborhood.

Instead of being a magnet for urban, neighborhood-oriented redevelopment, this project will use a valuable piece of property within a few blocks of Metro for a sprawling business that will provide very few jobs (low-income at that) or other benefits to the District, all for the benefit of a few commuters. **We strongly urge you to reject this application.** Thank you for your interest.

Sincerely,

Brenda Sandberg & Mark Berglund

BZA
Case No. 16648
Exhibit No. 105

Board of Zoning Adjustment
District of Columbia
CASE NO.16648
EXHIBIT NO.105