CAPITOL HILL RESTORATION SOCIETY
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December 18, 2000

DC DEC 18 P1:36

Board of Zoning Adjustment
Room 210
441 4th Street, NW
Washington, DC 20001

Re: BZA No. 16648
00-332 H Street, NE
Square 776, Lots 9, 25-27, 29, 51-53, 800, 814-819, and 821
Zone: C-2-A
Hearing Date: 12/19/00 AM

BZA
Case No. 16648
Exhibit No. 75

Consideration of this application should be **POSTPONED** until the application for the closing of an alley that crosses the site has been decided.

The Capitol Hill Restoration Society is a civic association with a current membership of over 950. Since 1955 the Society has been actively involved in furthering historic preservation; promoting sensible, residentially-oriented land use; and supporting sound environmental, transportation and public safety policies designed to preserve and strengthen Capitol Hill ...and the city of Washington... as a vibrant and attractive place to live. The Society asserts an interest in the proposed project because our members could be adversely affected by this large project, which is only two blocks north of the Capitol Hill Historic District.

Applicant BP-Amoco seeks a special exception to expand an existing gasoline service station. The project involves demolition of all buildings on north side of the 300 block of H Street, NE and replacing them with a state-of-the-art service station, an convenience store, and a car wash.

The project requires closing the main north-south alley that runs down the center of square 776, between H and I Streets, NE. The closing is opposed strongly by residents of the square, and by numerous civic and community associations, including the Capitol Hill Restoration Society. This opposition makes it doubtful that the applicant will obtain necessary permission from the DC Council. Because the outcome of this issue would result to major changes to the project and its impact on the neighbors, the kinds of conditions that should be imposed on Amoco will change also. We believe that the Board should continue the hearing

Lyle R. Schauer
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until the alley closing issue is decided and project impacts better defined.

Postponing the hearing to a later date also provides an opportunity for BP-Amoco to establish a meaningful dialogue with the neighbors, civic associations and the ANC about ways to ameliorate adverse impacts on neighboring property. Such a dialogue has not yet occurred. We note in passing that the Linden Neighborhood Association has disavowed the draft voluntary agreement in Exhibit G of the Statement of the Applicant. Moreover, we question whether the Linden Neighborhood Association, located 8 blocks from the proposed project, is the most appropriate community interlocutor.

We are pleased to submit these views for your consideration.

Sincerely yours,

Lyle R. Schauer

12-18 BZA letter re amoco.wpd

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