1ST & M STREET INVESTING COMPANY, LLC
c/o The Penrose Group
8330 Boone Boulevard, Suite 460
Vienna, Virginia 22182

September 5, 2003

D.C. Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, D.C. 20001

Re: BZA No. 17047,
Application of 33 PST LLC
33 Patterson Street, NE

Dear Members of the Board:

As owner of one of the largest parcels in the vicinity of the applicant's property, we wish to take this opportunity to register our opposition to the above-referenced application, which seeks an extreme variance from the parking requirements of the Zoning Regulations. 33 PST LLC seeks to provide only six off-street parking spaces on their property when 106 are required for the nightclub use they propose. Our property occupies the northeast corner of the intersection of 1st and M Streets, NE (Square 711, Lot 160) and is located only one-half block from the applicant's property.

Like other neighboring property owners, particularly those with plans to redevelop their property in the very near future, we have significant concerns regarding the traffic and parking problems for the neighborhood that will be generated if the variance application is approved. We are acutely concerned with issues of security and traffic.

Thank you for your consideration.

Sincerely,

First and M Street Investing Company

OLAV B. KOLLEVOLL, JR.
VICE PRESIDENT

BZA
Case No. 17047
Exhibit No. 50

Board of Zoning Adjustment
District of Columbia
CASE NO. 17047
EXHIBIT NO. 50