BRISTOL GROUP, INC.

September 5, 2003

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

RECEIVED
D.C. OFFICE OF ZONING
2003 SEP -6 AM 8:57

Re: BZA Application No. 17047,
33 PST LLC

Dear Members of the Board:

As the representative of the owner of Lots 111 and 112 in Square 712, which includes the former Woodward & Lothrop Warehouse building (at 131 M Street, NE) and almost all property in Square 712 the undersigned wishes to voice its serious opposition to the above-referenced variance application filed by 33 PST LLC. As the Board is aware, 33 PST LLC seeks significant variance relief from the parking requirements set forth in the Zoning Regulations, providing only six off-street parking spaces on that property when more than 100 are required for the applicant's proposed use.

Our property is located one half block east of the applicant's property and immediately west of the future New York Avenue Metrorail Station. We are very concerned about the potential for traffic and parking congestion and threat to public safety likely to be generated by the proposed nightclub use on the applicant's property. Specifically, as there will not be parking available on-site, patrons will necessarily park elsewhere, likely monopolizing public on-street parking. We therefore urge the Board to deny the variance application.

With reference to agreements the applicant may be attempting to reach in order to provide the 100+ parking spaces offsite, we take issue with the letter submitted to the Board on August 7, 2003 by Georgetown Parking, Inc. to the extent that it suggested that 312 to 414 parking spaces might be available for rent to the applicant. That statement is not correct. This lot is not available for the applicant's use. Furthermore, our property is only being utilized for a surface parking lot while plans are being finalized for the redevelopment of the property. We have invested heavily in the NoMa community and are very concerned by the potential detrimental parking impact the proposed nightclub use might have on the neighborhood.

Thank you in advance for your attention to our concerns.

Sincerely,

Bristol Group, Inc.

BZA
Case No. 17047
Exhibit No. 55

WAS1 #1210508 v1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17047
EXHIBIT NO. 55

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