GREENEBAUM AND ROSE ASSOCIATES
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September 8, 2003

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

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

Dear Members of the Board:

We write in opposition to the request of 33 PST LLC for variance from the parking requirements of the Zoning Regulations, wherein they seek to provide only six off-street parking spaces on their property when 106 are required for their proposed use.

Our property is located at the southwest corner of the intersection of 1st and L Streets, NE, with premises address of 90 K Street, NE (Square 674, Lot 432). Given our proximity to the applicant's property and our long term commercial redevelopment plans for our property, we are concerned as to the applicant's ability to secure adequate parking for the nightclub, to provide a definitive parking and traffic management plan, and to ensure the security and safety of its patrons and its neighbors. For all these reasons, we request that the Board deny the variance request.

Thank you for your attention to this matter.

Sincerely,

Greenebaum & Rose/
Montgomery I, LP

BZA
Case No. 17047
Exhibit No. 56

Board of Zoning Adjustment
District of Columbia
CASE NO. 17047
EXHIBIT NO. 56