

The Palladium Condominium Association

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October 2, 2009

Chairman Marc Loud
Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street NW, Suite 200
Washington DC 20001

Dear Chairman Loud,

I am writing on behalf of the residents and owners of the Palladium Condominium at 1325 18th St., NW, concerning an application for a zoning exception or a zoning change related to the N Street Follies project on the north side of the 1700 block of N Street, NW. The Palladium is one of two residential buildings in Square 158 and is the only residential building which uses the alley affected by the proposed N Street Follies project.

Although the Palladium faces 18th Street, NW, we are heavy users of the alley behind our building. The Palladium has 9 paid parking spaces whose only access is alley entering from 17th Street, NW. Five additional parking spaces are used for service vehicle parking, for staff parking, and for deliveries. (All deliveries and move-ins are made at the rear alley entrance.)

The proposed project appears to greatly increase traffic in the alley and on N Street. More cars will enter the alley, and there will certainly be many delivery vehicles for food, liquor, laundry, etc. We cannot see how the alley (which cannot accommodate even two small cars passing at its entrance) can stand any increase in traffic. Large vehicles cannot pass each other, and turning around is very difficult. (Watching a dump truck turn around in the alley is a sight to behold.) To the extent vehicles are forced to find places to turn around, they may find the area around the rear of our building as the only place to do so. This further disturbs access to our parking areas beyond the general gridlock in the alley and would create noise from the larger vehicles which would be the ones most affected by problems of turning around.

Any DC government decisions about the use of N Street Follies site must take into account the effect of the new project on traffic both in N Street and also the alley running behind the properties. We oppose any project which makes our already difficult access to the back of the Palladium more difficult. Thank you for your consideration of our concerns.

Sincerely,



Susan Zuber
President, Palladium Condominium Association

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17337
EXHIBIT NO. 88

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