

August 15, 2006

Norman M. Glasgow, Jr.
202-419-2460
norman.glasgowjr@hklaw.com

VIA HAND DELIVERY

Jerrily R. Kress, FAIA
Director
Office of Zoning
Government of the District of Columbia
441 4th Street NW, Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2006 AUG 15 PM 2:55

Re: Application No. 17521 – 601-645 H Street, N.E. (Square 859, Lot 177)

Dear Ms. Kress:

On behalf of 601-645 H Street Ventures LLC, we hereby amend the above-referenced application to include a variance from the residential recreation space requirements under section 773, a special exception from the lot occupancy requirements under subsection 1324.4, and a special exception from subsection 1303.2 to permit a curb cut on H Street. Thus, the proper caption for the application should read as follows:

Application of 601-645 H Street Ventures LLC, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 772 and a variance from the residential recreation space requirements under section 773, and pursuant to 11 DCMR § 3104.1 and §1325.1, special exception from the ground floor level ceiling height provisions, a special exception from the lot occupancy requirements under subsection 1324.4, and a special exception from subsection 1303.2 to permit a curb cut on H Street to allow the construction of a new mixed-use (residential and commercial) building on a lot that has six-thousand square feet or more of land under subsections 1320.4 and 1325, in the H Street Northeast Neighborhood Commercial Overlay District in the HS/C-2-A and HS/C-2-C Districts at premises 601-645 H Street, N.E. (Square 859, Lot 177) (Underlined indicates additional areas of relief).

As shown on the attached *Certificate of Mailing*, the Applicant mailed a Memorandum indicating the application has been amended to include a variance from the residential recreation space requirements under section 773, a special exception from the lot occupancy requirements under subsection 1324.4, and a special exception from subsection 1303.2 to permit a curb cut on H Street to the owners of property within 200 feet of the perimeter of the subject property and to Advisory Neighborhood Commission 6C on August 15, 2006.

BOARD OF ZONING ADJUSTMENT
District of Columbia

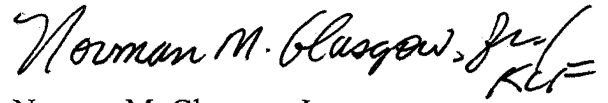
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If you have any further questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Norman M. Glasgow, Jr." followed by a stylized flourish or set of initials.

Norman M. Glasgow, Jr.

Enclosures

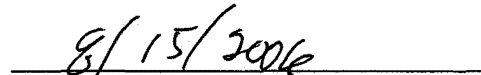
cc: Jennifer Steingasser, Office of Planning (Via Hand)
Chairman, Advisory Neighborhood Commission 6C (Via U.S. Mail)

3987204_v1

Certificate of Mailing

I HEREBY CERTIFY that a Memorandum indicating that Application No. 17521 has been amended to include a variance from the residential recreation space requirements under section 773, a special exception from the lot occupancy requirements under subsection 1324.4, and a special exception from subsection 1303.2 to permit a curb cut on H Street. A copy of the memorandum, which was mailed to the owners of property within 200 feet of the perimeter of the subject property and Advisory Neighborhood Commission 6C on August 15, 2006, is attached hereto.


Kyfus L. Freeman


Date

3987229_v1

Memorandum - VIA U.S. Mail

Date: August 15, 2006

To: Owners of Property within 200 feet of Square
859, Lot 177 and Advisory Neighborhood
Commission 6C

From: Norman M. Glasgow, Jr.
Kyrus L. Freeman

Re: Board of Zoning Adjustment Application No.
17521 – **Revised** Notice of Public Hearing

Norman M. Glasgow, Jr.
202-419-2460
norman.glasgowjr@hklaw.com

Kyrus L. Freeman
202-862-5978
kyrus.freeman@hklaw.com

This is a **revised** notice of public hearing. Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220, 441 4th Street, N.W., Washington, D.C. 20001 on Tuesday, October 10, 2006 to consider the following application:

Application of 601-645 H Street Ventures LLC, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 772 *and a variance from the residential recreation space requirements under section 773*, and pursuant to 11 DCMR § 3104.1 *and §1325.1*, special exception from the ground floor level ceiling height provisions, *a special exception from the lot occupancy requirements under subsection 1324.4, and a special exception from subsection 1303.2 to permit a curb cut on H Street* to allow the construction of a new mixed-use (residential and commercial) building on a lot that has six-thousand square feet or more of land under subsections 1320.4 and 1325, in the H Street Northeast Neighborhood Commercial Overlay District in the HS/C-2-A and HS/C-2-C Districts at premises 601-645 H Street, N.E. (Square 859, Lot 177) (Underlined indicates additional areas of relief).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR § 3106.2.

This case is in Advisory Neighborhood Commission 6C. This case will be heard between 9:30 a.m. and 12:00 p.m.

If you have any questions about this application, you may call the Office of Zoning at (202) 727-6311, visit the Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001, or contact either Norman M. Glasgow, Jr. or Kyrus L. Freeman at (202) 955-3000.

PLEASE USE THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.