

Mr. Morris A. Small
733 6th Street, NE
Washington, DC 20002

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September 26, 2006

District of Columbia Office of Zoning
Board of Zoning Adjustment
441 Fourth Street, NW
Suite 200 South
Washington, DC 20001
Re: BZA Application No. 17521
Applicant: 601-645 H Street Ventures LLC

Dear Members of the Board:

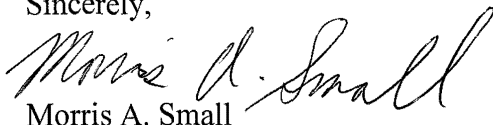
My address is 733 6th ST NE. My property line abuts the west side of the proposed 600 H Street development and the south side of my house forms an alley wall for the alley that connects the development to 6th Street. Given my property's location application No. 17521 deeply concerns me.

The overwhelming issue is the drastic increase in population density that would be imposed on the existing community. Clearly the introduction of around 234 new neighbors will generate serious traffic flow and parking problems in a small area. The existing alleys on 6th, G and 7th Streets would become de facto points of access taking on more pedestrian and vehicular traffic than is safe for their narrow 10 foot widths. As a homeowner of a home with an alley wall I am very worried about property damage that might result from the increase in alley traffic, especially under slippery conditions. Furthermore since my basement front door is accessed through the alley I'm very concerned that just entering or leaving my home will suddenly become hazardous. Presently residential parking on the surrounding streets is at more than peak capacity, insufficient to support current residences and businesses. The paid parking the developers propose is not a sufficient solution. Their current estimates are for about 1.3 parking spaces per residential unit. If the residences are condominium units then clearly many buyers will have multiple vehicles and some who have vehicles may choose not to purchase parking, expecting to use neighborhood streets instead.

Another pressing concern is construction management. It is imperative that the building of these nine and five story structures be erected with every possible precaution respective of the many century old homes surrounding in close proximity.

Finally, I would like to stress that I welcome new development on H Street and I believe that the proposed project will add either value or chaos to the neighborhood depending upon the extent that the developers are allowed to have things their way. The scale of the project is excessive. The north building could contribute value to the neighborhood but the south building's contribution would be dubious at best. Neighborhood concerns about parking, traffic, construction and architectural blending with the existing community should be addressed.

Sincerely,


Morris A. Small

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521

EXHIBIT NO. 31

Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.31