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Date: September 27, 2006

Board of Zoning Adjustment
District of Columbia
441 Fourth Street N.W.
Suite 220 South
Washington, D.C. 20001

Re: BZA #17521
Application of 600-645 H Street Ventures LLC

Dear Members of the Board:

As a resident of the Capitol Hill Community, I am writing to oppose the development at 600-645 H Street as proposed in application #17521. I live on Capitol Hill (1404 C Street SE), my daughter attends a Public School on Capitol Hill, and we frequent H street businesses often.

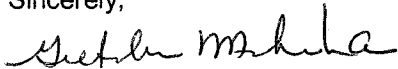
The proposed development will have a negative impact on in this reviving Hill community for the following reasons:

- look of the building does not attempt to fit in with the historic architectural style of the neighborhood;
- building occupies too much of the lot, and its size and scale overwhelm the nearby homes;
- building is too big for the area and too close to surrounding homes
- additional crowding, noise, traffic, and parking overflow from the building will place an excessive burden on the neighborhood; and
- proposed design of the H Street façade conflicts with the goal of building an attractive, pedestrian-friendly streetscape that contributes to the long-term economic vitality of H Street.

Although I support development on H Street, this particular application will be harmful to H Street revitalization efforts, and to the quality of life in the surrounding community.

Thank you for your time and attention, and for listening to the concerns of the community. Please feel free to contact me at 202 247 7733.

Sincerely,



Gretchen Mikeska

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521

EXHIBIT NO. 35

Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.35