

October 2, 2006

DC Board of Zoning Adjustments
District of Columbia
441 4th Street, NE, Suite 200 South
Washington, DC 20001

Re: 601-645 H Street Ventures
BZA Case No. 17521

Dear Members of the Board:

I am writing in opposition to BZA application #17521. As a resident of ANC 6A, I am worried that approval of this application in its current form will allow the construction of buildings along H Street which do not fit into the architectural context of Corridor and as a result, will detract from the Street's unique sense of place and hinder its current revitalization efforts. As this case will be the first test of the provisions of the H Street NE Commercial Neighborhood Overlay District and the Design Guidelines references therein, it is important that the BZA be mindful that the precedents set in this case will provide the framework for future large-lot development on H Street, including the eastern half of the Street in ANC 6A.

I am supportive of new businesses and residents to H Street, but believe that smart development is vital to the Corridor's revitalization. New construction should be consistent with the H Street NE Commercial Neighborhood Overlay District and the Design Guidelines Referenced therein. In this case, the applicant has simply ignored the Design Guidelines and has made no attempt to fit into the architectural context of H Street NE.

As a resident of the area and an active member of the community who worked hard to make the H Street Strategic Plan and the H Street NE Zoning Overlay meaningful documents, I feel strongly that this case will determine whether the Strategic Plan and the Design Guidelines will shape future development on H Street or whether they will be forgotten planning documents.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521
EXHIBIT NO. 41

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Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.41

Thank you for your time and attention, and for taking the concerns of the neighbors and the community into consideration. Please feel free to contact me at 202 431-4305

Sincerely,

Terres (Drew) Ronneberg
646 11th St NE
Washington, DC 20002