

**DONNAJEAN WARD
731 SIXTH STREET, NE
WASHINGTON, DC 20002**

Tuesday, October 03, 2006

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

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D.C. OFFICE OF ZONING
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Re: BZA #17521 , Application of 600-645 H Street Ventures LLC

Dear Members of the Board:

I am writing in opposition to application #17521. I live at 731 Sixth Street, NE – a few feet from the proposed project and I have owned my home since 1999. While I support the project in part, I am very concerned about two issues:

- Building Height
- Lot occupancy

Height

I am very concerned about the height of the building. At nine stories it will block light from the surrounding 3 story homes. A building of this size will also dominate the view and cut down on the privacy and enjoyment of our backyards. As you know, homes in the area have postage stamped-sized front yards if any so our rear yards are important living space.

Density/Lot occupancy

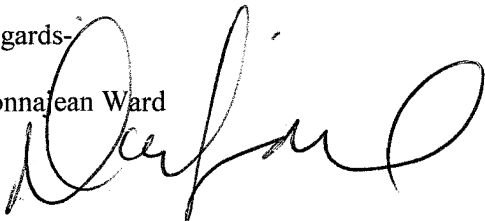
The alley behind the project is quite narrow and currently there is not enough room for cars to pass. If this project is allowed to build right to the rear property line there will be even less access and I worry about the safety aspects of a blocked alley. I would like to see a greater setback in the rear and either widen the alley or include “shoulder” areas where cars/trucks can pull off.

It is my understanding that the developer of this project is seeking variances and/or exceptions for both the building height and the lot occupancy requirements. I cannot support these variances/exceptions so I oppose this project.

Thank you for your time and attention, and for taking the concerns of neighbors into consideration. Please feel free to contact me at 202-675-0340 during the day or 202-548-3940 at home

Regards-

DonnaJean Ward



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17521
EXHIBIT NO. 51

PS – Even though I am not opposing the project on this basis, I would also like to say something about the design of the building. While I am a member of the *National Trust for Historic Preservation* and I value the stock of historic buildings on the corridor, I very much support contemporary design on H Street. I feel that being outside a designated historic district presents H Street with an opportunity to invite and embrace the best of modern architecture. Nevertheless, I think this building could just look better. A higher quality and more thoughtful design would also win over more of my neighbors. I am not advocating for anything faux-historic, just something more cohesive with the block and the H St. corridor as a whole. Perhaps recessed balconies to allow the building to be flush with the existing buildings or more glass and horizontal elements which both the existing structures and the 1950s-era building across the street have. Just my 2 cents.

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