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D.C. OFFICE OF ZONING

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2 October 2006

Board of Zoning Adjustment

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:

I am writing in opposition to application #17521 as proposed. I live in this neighborhood, at 648 G Street, NE and am concerned about the project for many reasons.

1) Traffic

The proposal calls for access to the building's parking garage would be on H Street. As I understand it, this conflicts with the planning guidelines for the redevelopment of H Street. However, access to parking from the alley that runs behind the proposed building would mean that hundreds of cars a day would be traveling through a

2) Building Size

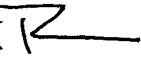
As proposed, the footprint and height of the building would negatively affect homes which abut the alley behind the building. Access to parking, which many of the neighborhood's residents have behind their homes, would be difficult, if not impossible, if, as proposed, the building goes right up to the edge of the alley on the Sixth and Seventh Street sides. Also, the building setback on the G Street side is far too close to that alley, which would result in a five story building looming over two story townhouses. A setback which allows for more of a buffer on all sides and a more reasonable height (perhaps three stories in the rear) would be much better.

While I favor the development generally I hope that these and the concerns of my neighbors and interested community organizations can be addressed before the proposal is approved.

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 202-546-3797.

BOARD OF ZONING ADJUSTMENT
District of Columbia
District of Columbia
CASE NO. 17521
EXHIBIT NO. 55

Sincerely,

Corbett 

Corbett Riner