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October 5, 2006

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521
EXHIBIT NO. 59

Dear Board of Zoning Adjustment:

I am a homeowner and occupant at 658 5th Street, NE. I wish to express my opposition to aspects of the application (# 17521) for 601-645 H Street, NE. I oppose the proposed height of a nine-story office and residential building. I ask that the Board not grant the developer "special exceptions" to the current zoning limits.

This height is completely out of character with the surrounding neighborhood. The building would become a looming tower. The Securities and Exchange Building at 2nd and F Streets, NE is an undesirable example of this effect, which neighbors fought long and hard to downsize in height. The same concern is true for the proposed height to renovate the MedLink facility at the 700 block of Massachusetts Avenue, N.E.; another example of developers' disregard for the neighborhoods structural character. The location of 601 to 645 H Street, NE will produce a more pronounced effect as the lot sits in the middle, and not the edge, of a residential neighborhood of two-story row houses. If erected, my second floor view of north and east will be greatly obstructed.

The proposed height for office and residential space raises serious questions to the availability of parking for those who will not use public transportation. Developers cannot assume a percentage of its occupants will use public transportation, particularly before H Street is reconfigured for traffic and includes a street car system. Already, parking is maximized at the morning and evening commute time.

Clearly, the only reason to propose a nine-story building at this site is maximization of profit. The proposed height serves no community purpose. I urge the Board to limit the height acceptable to the neighbors. Furthermore, I urge the Board to not accept a Mansard roof design as a compromise for a tall building of six floors or higher. Mansard roofs do not lower a building's height nor improve visibility.

A second concern is the placement of the building against H Street and the row of residential houses to the south. There should be a distance of at least twenty feet between the side-walk and facade allowing for a walkway into the building and landscaping. A case in point is the large apartment building on Connecticut Ave., NW across from Gold's Gym in the Van Ness neighborhood. In addition, the façade should be at a far enough distance from the back property line of residences to the south so that office and

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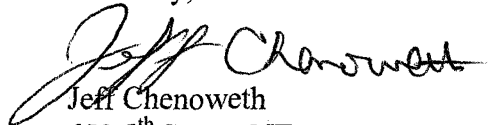
parking lights do not shine into their backyards and home or obstructing the view and daylight completely. Capital Hill is not Manhattan and developers should be allowed to build it as such!

A third concern is for the proposed model's construction. Developers of large buildings in the neighborhood continue to propose facades with large use of cheap materials, most noticeably glass and concrete; eschewing more attractive and appropriate materials such as brick and stone. Again, the Securities and Exchange Commission building is a case in point. The proposed building in the center of a residential neighborhood must not be constructed primarily of reflecting, glaring glass at any height. Use of brick and stone at the lower levels but glass primarily at the upper levels is again not acceptable to residents who must view the building from their properties at its upper heights. I urge the Board to use its influence to promote an exterior design of the building acceptable to the neighbors.

I plan to attend the October 10 hearing if I am not called for jury duty as scheduled. Otherwise, I will be in attendance at future meetings to re-iterate these concerns and my requests.

Thank you for taking these concerns seriously and finding ways to further development of H Street, NE without sacrificing important and enduring qualities of living in D.C. and Capital Hill.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Chenoweth", with a stylized, flowing script.

Jeff Chenoweth
658 5th Street, NE
Washington, DC 20002