

September 28, 2006

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

RECEIVED
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 oppose the proposed development at 600-645 H Street, application #17521. I live at 715 5th Street, NE, just one block from the proposed development. As proposed, this building will have a negative effect on the H Street community.

In particular, the proposed aesthetic of the building is not in keeping with the historic architecture of other H Street businesses or the surrounding community. Part of what makes this area unique is its wonderful architecture. To have a very modern building will distract from the desired look and feel of the H Street corridor. Other surrounding buildings that do not fit in with the historic architecture (such as H Street Self Storage, Autozone, Murray's) should be the exception, with hopes for future façade upgrades or whole-sale rebuilding, rather than seen as examples of more modern architectural styles that justify further box-style development without taking into account the turn-of-the-century buildings that are really the heart and soul of H Street.

I also have issue with the size and scale of this building. While I understand that there are necessary scales of return that a developer must meet to make a building profitable to build, a 9-story building set in the midst of 2 and 3 story buildings is completely out of proportion with its surroundings. This will have an adverse affect both on the H Street side, making the corridor feel overwhelming and not pedestrian-friendly, as well as to its immediate neighbors who will have several stories immediately abutting their backyards, thus negatively affecting their quality of life, not to mention property values in the surrounding block(s).

I very much support mixed-use development on H Street, and do not oppose a condominium project per se at this location. However, as currently conceptualized, this project will undermine H Street revitalization efforts as well as the quality of life in the surrounding community.

Sincerely,



Kristen and Joel Fauson
715 5th Street, NE

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521

EXHIBIT NO. 63

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CASE NO.17521
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