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2006 NOV -7 PM 2: 44

November 7, 2006

NORMAN M. GLASGOW, JR.
202.419.2460
norman.glasgowjr@hklaw.com

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA Application 17521 - Supplemental PreHearing Filing
601-645 H Street, NE (Square 859, Lot 177)

Dear Members of the Board:

On behalf of 601-645 H Street Ventures LLC (the "Applicant"), we hereby submit one original and twenty copies of the current Architectural Plans and Elevations for the project. The revised sheets incorporate refinements made to the project since the pre-hearing statement was filed on September 26, 2006. The following is a list of the changes:

1. The massing of the H Street façade has been refined and the level of detail has been enhanced.
2. The clear floor-to-ceiling height on the first floor level of the building has been increased to 14 feet, 4 inches (*See* Sheet A-401). Therefore, the Applicant hereby withdraws its request for relief from Section 1324.12.
3. As a result of increasing the clear floor-to-ceiling height on the first floor level to 14 feet, 4 inches, the height of the portion of the building fronting on H Street has been increased from 90 feet to 95 feet which is allowed as a matter-of-right pursuant to Section 1324.13.

In addition to the revisions discussed above, the Applicant is continuing to respond to issues raised by various community groups and the Office of Planning. The Applicant is studying the feasibility of potentially making the following changes to the development: 1) adjusting the configuration of the retail space to create a larger single retail unit for potential use as a restaurant; 2) relocating the H Street parking garage entrance closer to the center of the block and to the east of the residential entrance, and working with DDOT for approval to locate a crosswalk and street light at this location; 3) providing a greater distance between the east and west sides of the building adjacent to the existing alleys and the rear of the houses fronting on 6th and 7th Streets; and 4) continuing to refine the building's overall design and architectural details. The Applicant will present the results of these studies either at or prior to the hearing on this application.

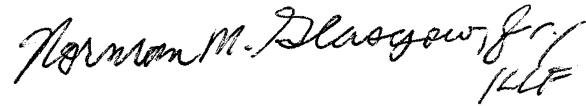
BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521
EXHIBIT NO. 67

Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.67

We look forward to the Board's consideration of the application. Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in cursive script that reads "Norman M. Glasgow, Jr." followed by a stylized monogram or set of initials.

Norman M. Glasgow, Jr.

cc: Mark Dixon, Anthony Rivera and Bill Sisolak, ANC 6C (w/encl., via UPS)
Travis Parker, Office of Planning (w/encl., via UPS)
Terres (Drew) Ronneberg, ANC 6A (w/encl., via UPS)
Hillary Axam, 6th Street and H Street NE Neighborhood Association (w/encl., via UPS)
Gary Peterson, Capitol Hill Restoration Society (w/encl., via UPS)
Monte Edwards, Stanton Park Neighborhood Association (w/encl., via UPS)

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H STREET CONDOMINIUMS
11.06.2006

DEVELOPER **Washington Real Estate Partners**
ARCHITECT **DAVIS • CARTER • SCOTT**



dcs
DESIGN

DAVIS
CARTER
SCOTT

Architect
Inside A Window
Sand Printing

7875 International Drive
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Miami, Virginia 22102

P 703.665.9275
F 703.621.6392
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645 H Street, NE
Washington, DC 20002

Printed On: TUESDAY, 03/28/2006 11:17 AM

SCALE	1"=6"
DATE	Nov. 21, 2005
DRAWN BY	
CHECKED BY	

AS-114a

DRAWING NUMBER

A-201

SHEET OF

548 P1-BASE.doc

COMPACT SPACE 37X
NOTE:
ALL DRIVE AISLE ARE 20'-0"
WIDE
PARKING SPACE DIMENSIONS:
C = 8'-0" X 19'-0"
S = 8'-0" X 18'-0"

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**DAVIS
CARTER
SCOTT** Inc.
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Interior Architecture
East Lansing
1475 International Drive
Suite 500
Ann Arbor, Virginia 22102
P 703.596.6075
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www.dcsdodge.com

REVISIONS

EMERGENT TITLE

**H Street
Condominiums**

645 H Street, NE
Washington, DC 20002
PROJECT NO. 3-06-545.01

GRAVING TITLE

P2 LEVEL PLAN

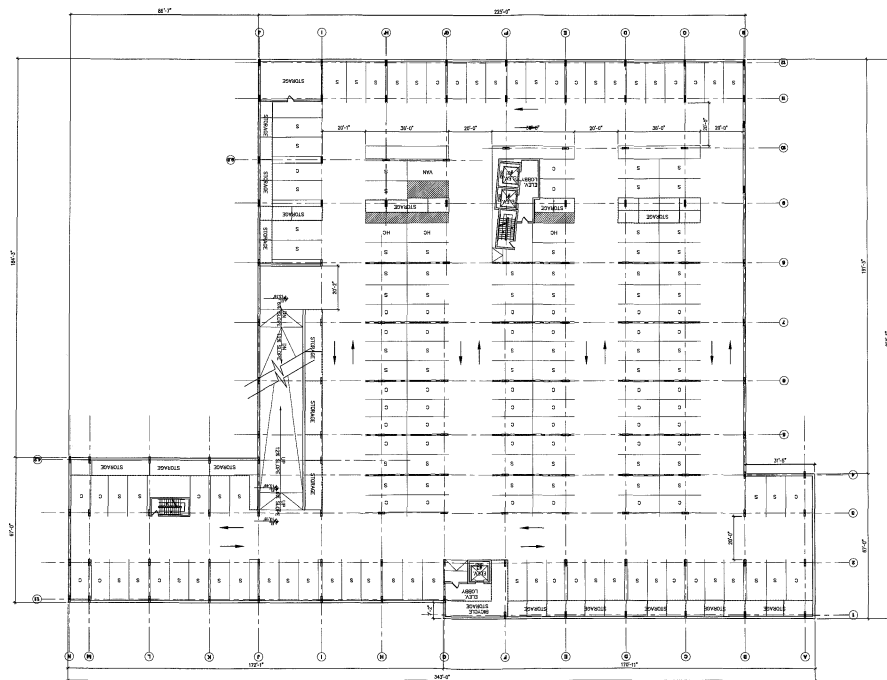
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SCALE	1/16"
DATE	Nov. 27, 2006
DRAWN BY	
CHECKED BY	

GRAPHIC NUMBER

A-202

SECRET OF



1 P2 LEVEL PLAN

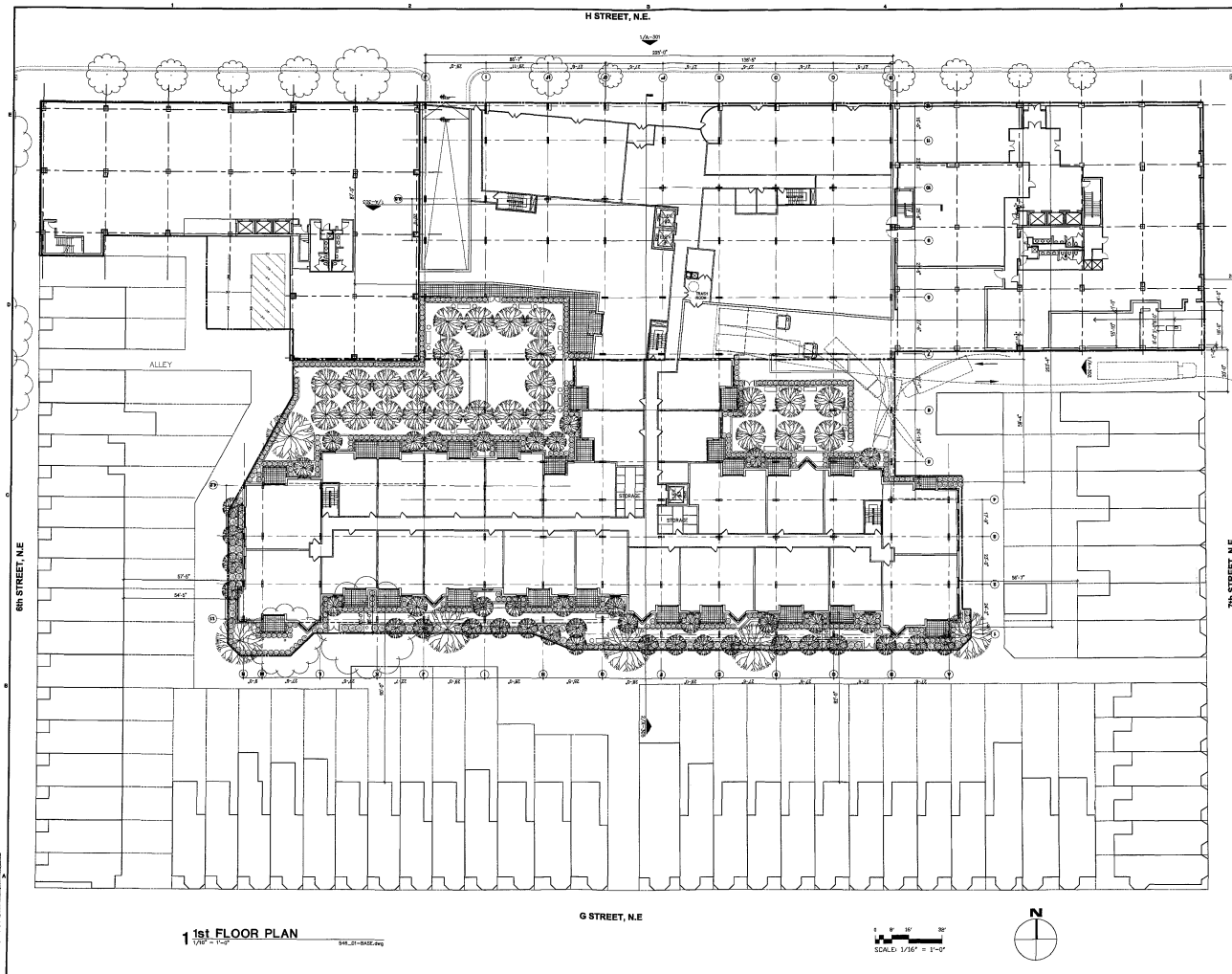
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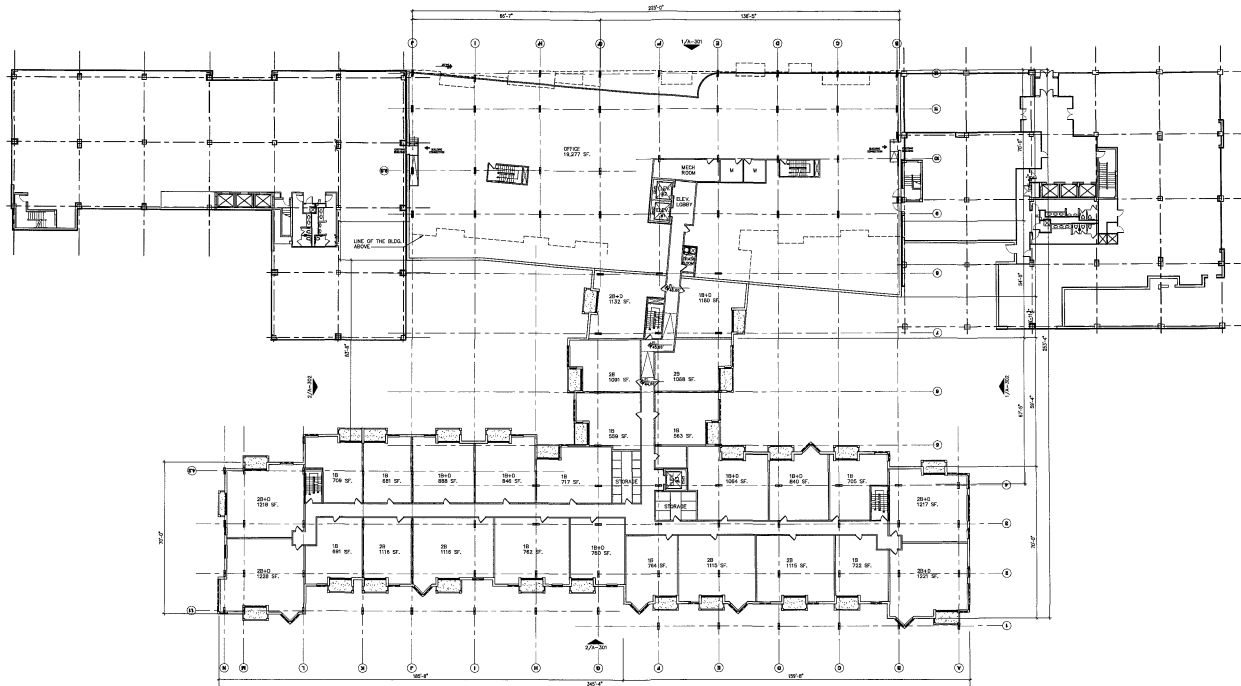
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1	1	2	3	4	5	6
2	2	1	4	5	6	3
3	3	4	1	6	3	2
4	4	5	6	1	2	5
5	5	6	3	2	1	4
6	6	3	2	5	4	1

COMPACT SPACE 37%

NOTE:
ALL DRIVE ANGLE ARE 20°-0°
U.O.N.

PARKING SPACE DIMENSIONS:
S = 5'-0"X 16'-0"
C = 8'-0"X 16'-0"





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1 2nd FLOOR PLAN

04_02-0460.dwg

NOTE:
ALL BALCONIES ARE LESS THAN 6'-0" WIDE.

1" = 8' 0"
SCALE: 1/8" = 1'-0"



REVISIONS

PROJECT TITLE
**H Street
Condominiums**

646 N Street NE
Washington, DC 20002
PERMIT NO. 9-06-04051

DRAWING TITLE

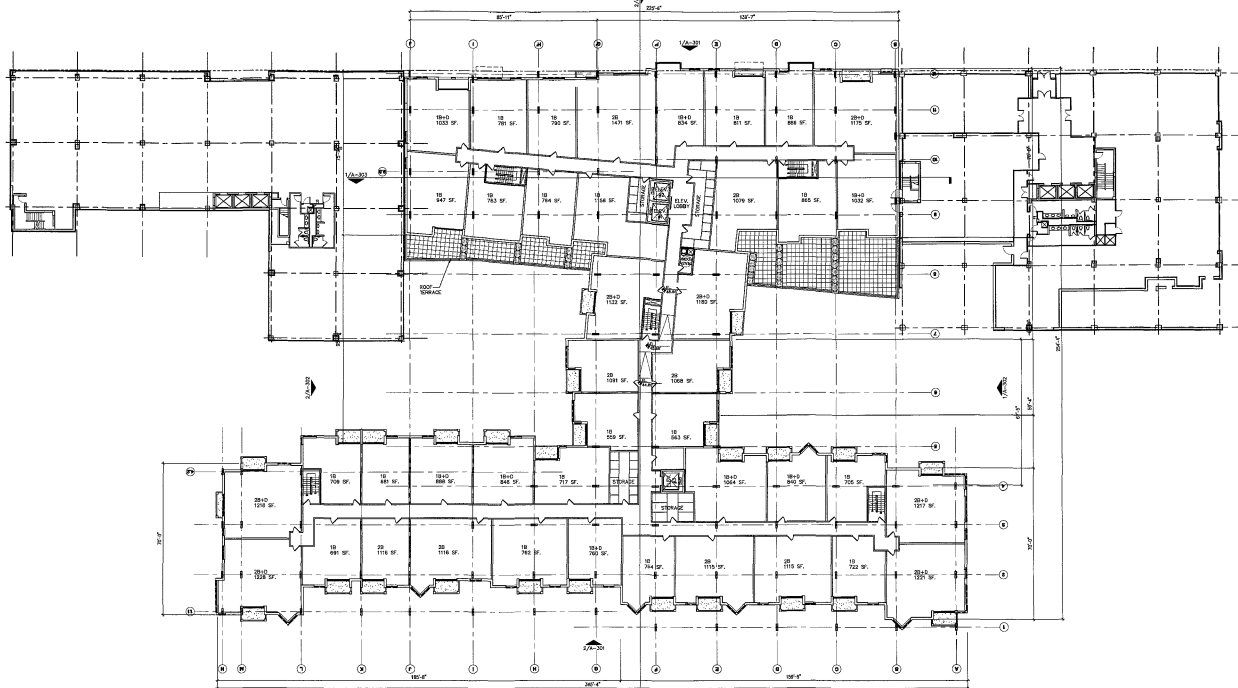
**3rd AND 4th
FLOOR PLANS**

DATE: 1/15/14
SCALE: 1/8" = 1'-0"
DRAWN BY: NICK ELI
CHECKED BY:

DRAWING NUMBER

A-206

SHEET 17



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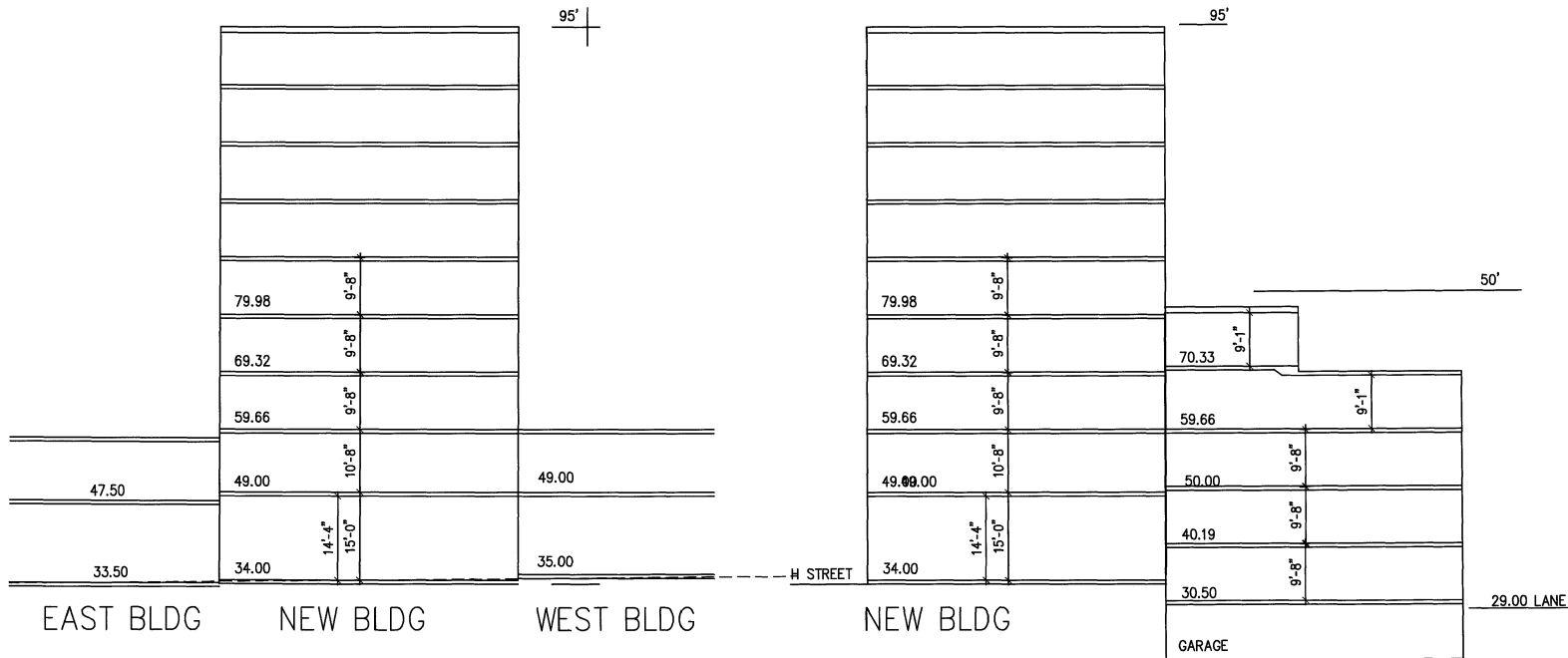
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NOTE:
ALL BALCONIES ARE LESS THAN 6'-0" WIDE.

SCALE: 1/8" = 1'-0"



1 3rd AND 4th FLOOR PLANS



BUILDING SECTION

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548_01-BASE.dwg November 06, 2006, 6:45 pm

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A-401
NOV. 1 2006

SCALE : 1/16" = 1'-0"
PROJECT #: 304 322 00