

November 14, 2006

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

Re: BZA #17521
Application of 600-645 H Street Ventures LLC

RECEIVED
D.C. OFFICE OF ZONING
2006 NOV 16 AM 10:15

Dear Members of the Board:

I am writing in opposition to application #17521, and asking that the BZA oppose the development as currently planned. Though the developer has been relatively responsive so far to the community's concerns, and while we all want neighborhood-friendly development on H Street, there are several unresolved issues of great concern. I live at 518 G St NE. This building will be less than a block from my house, and as it is currently designed, will have a negative impact on my home and the homes of my neighbors.

I have the following concerns about the project and the rushed process of community review:

- 1) As of this writing, the ANC and community have not seen the final plans the BZA is being asked to approve, and is consequently unable to make an informed decision, effectively bypassing this crucial community review.
- 2) The building occupies too much of the lot, and its size and scale overwhelm and encroach upon the nearby homes, in the back, and especially on the sides of the building. The setbacks are neither adequate nor appropriate.
- 3) Scaling and massing of the structure seem to combine two different zones, rather than respecting the zoning laws.
- 4) The building is too high on H Street: higher than the restrictions set forth in the H Street Overlay. This is a crucial test of the H Street Overlay, which community members and organizations sweated over together for years. If the H Street Overlay is to hold up in practice, please let that show in this case, and require this developer to comply with the overlay. This case will set a precedent indicating whether the Overlay has meaning or not, and have a great impact on the character subsequent development on H Street.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521

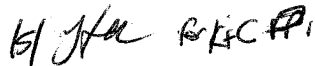
EXHIBIT NO. 79

Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.79

5) I and others in the neighborhood believe that the increased traffic on adjoining streets requires more study by an independent group. Sixth street traffic especially is heavy already, and more cars could make the street a completely different place to live.

Thank you for your considerate attention to this matter, and for taking the concerns of the neighbors and the community into consideration. Please feel free to contact me at 202-486-4919.

Sincerely,

A handwritten signature in black ink, appearing to read "Corey & Kirsten Petree". The signature is written in a cursive, flowing style.

Corey & Kirsten Petree,
518 G St NE