

November 17, 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 - 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. Based upon a meeting held on Thursday, November 16th at the Office of Planning with the Applicant and representatives of ANC 6C, ANC 6A, the 6th Street and H Street, NE Neighborhood Association (the "Neighborhood Association"), the Capitol Hill Restoration Society, the Stanton Park Neighborhood Association, and H Street Main Street, Inc., the Applicant understands that the representatives of all these entities support the height, massing, setbacks, and general architectural design shown in this set of plans, as well as all zoning relief required to proceed with such plans.

However, the Neighborhood Association's support is based upon the Applicant's commitment to reduce the building in the area encompassed in the 35 foot extension of the zoning line from 9 to 8 stories, which the Applicant has agreed to do. The plans filed herewith will be revised to reflect 8 stories in this area of the building, which will result in the loss of two units. The groups and organizations involved have agreed to continue working on the final design details of the facades and other changes that will not affect the nature of the requested relief, such as relocating a bay window located near the southwestern corner of the project.

We look forward to the Board's favorable consideration of the application on November 21, 2006. We request that the Board leave the record open for further comments concerning final design details and the decision on the special exception pursuant to Section 1320.4(f) relating to buildings on lots more than 6,000 square feet of lot area until the February Board meeting or until after the ANCs' January meetings.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521
EXHIBIT NO. 82

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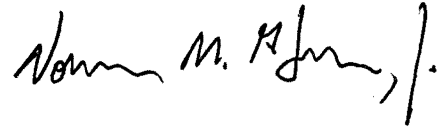
D.C. OFFICE OF ZONING

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Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.82

Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Norman M. Glasgow, Jr.", with a stylized flourish at the end.

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 Aham, 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

DEVELOPER
ARCHITECT

Washington Real Estate Partners
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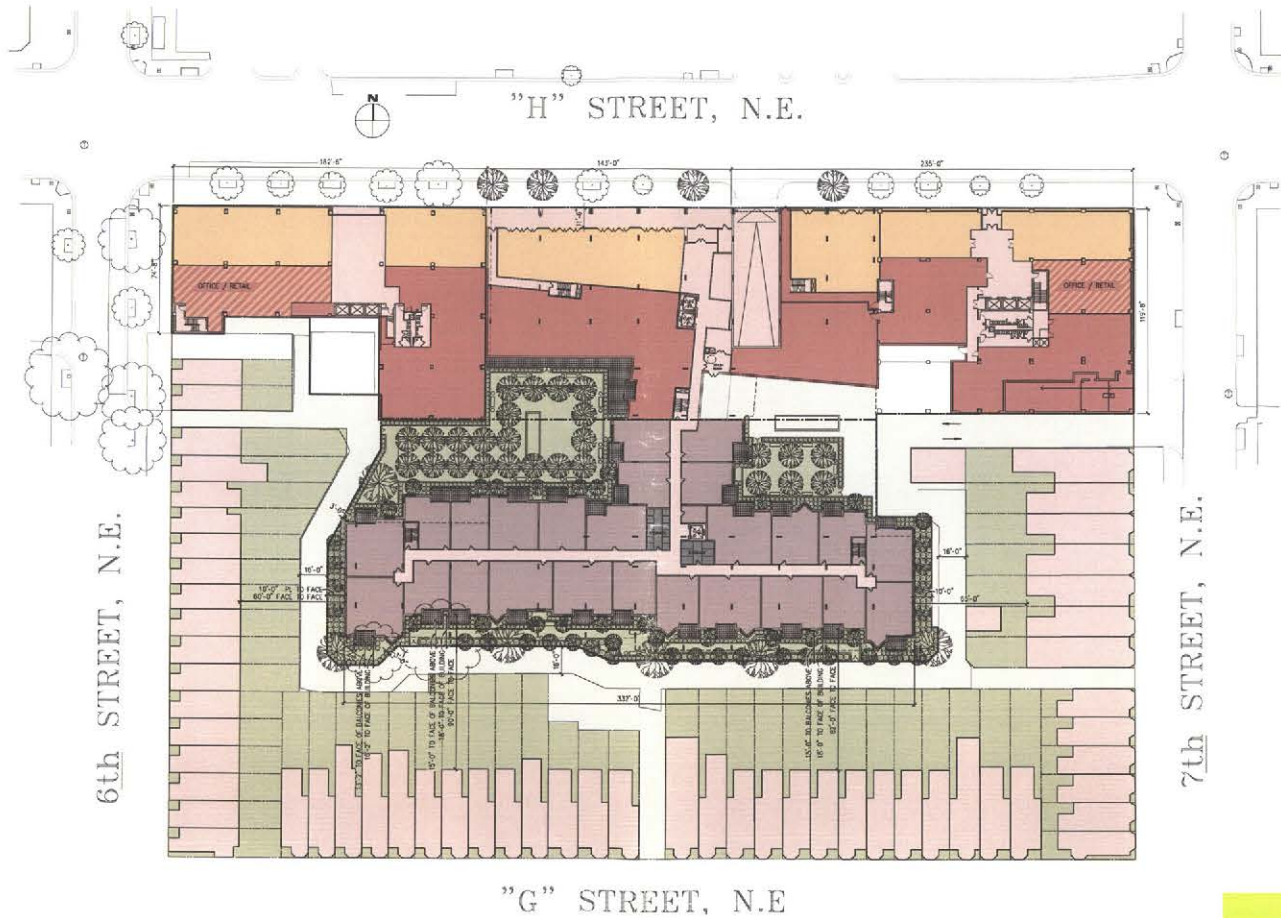
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11.14.2006

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1"=20'
0' 5' 10' 15' 20'



2ND FLOOR PLAN

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1"=20'
0 5 10 15 20 25 30



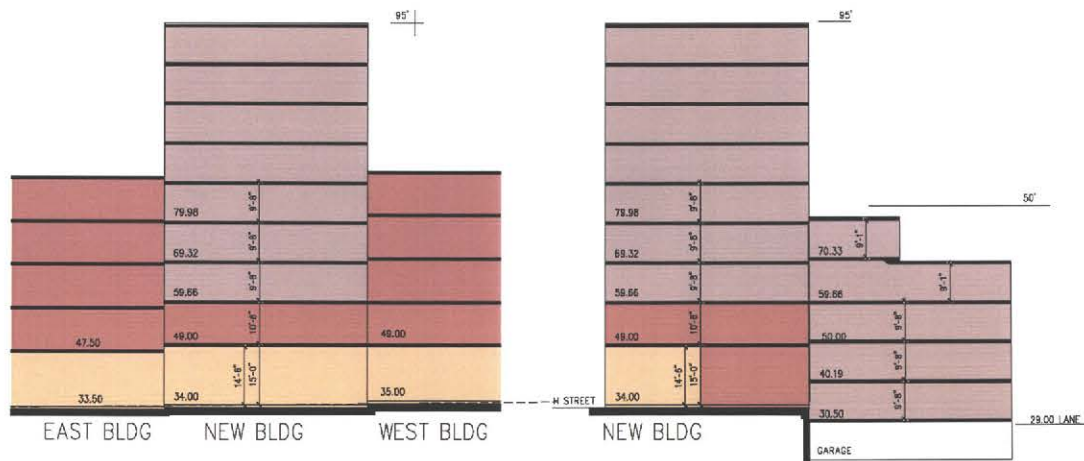
3RD FLOOR PLAN

H STREET CONDOMINIUMS

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ARCHITECT

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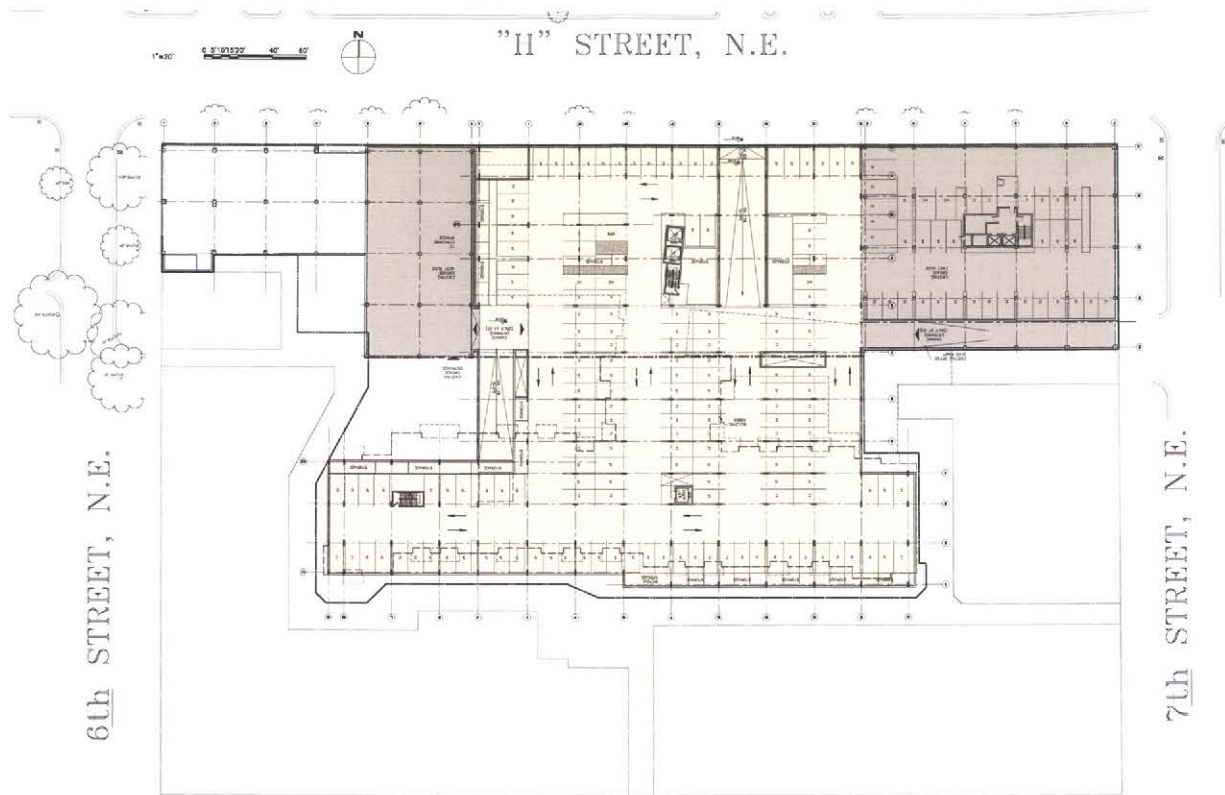
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11.08.2006

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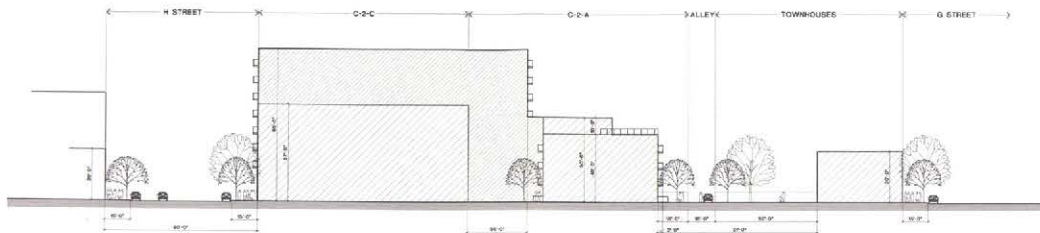




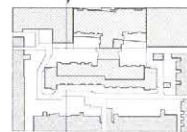
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11. 12. 2006

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NORTH-SOUTH
CROSS SECTION A-A



KEYPLAN



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11.15.2008

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