Hand Delivered

1460 Belmont St. N.W.
Washington, D.C. 20009

October 15, 2003

Government of the District of Columbia
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

**CASE NO. 03-04**
(PUD@Square 2661, Lots 54, 215, 216 and 860 – 1437-1451 Belmont Street, N.W.)

Dear Sir,

The new building will have a huge impact will have on parking for the existing residences of the 1400 block of Belmont St. N.W., where parking is already difficult. Because there is no alley behind the houses on the south side of Belmont Street, street parking is a necessity for those residents.

I have three concerns:

1. I support the developer's stated concept of maximizing the number of parking spaces in the building, requiring that each condo owner purchase a parking space in the building, and providing parking spaces reserved for visitors to the building.
I ask the Zoning Commission to insist that the developer follow through with his stated concept dscribed above and asssure that the condo documents include the requirements.

2. As a property owner directly across the street from this project, I support the developer's proposal to make several parking spaces in the building available for purchase by nearby property owners for their own use. The increased volume of traffic generated by the new 105 unit building will certainly cause a severe parking problem on the street, especially for those who have no alley access to their property.
I ask the Zoning Commission to support this proposal suggested by the developer.

3. I am concerned that parking spaces on Belmont Street may be eliminated to provide a permanent "loading zone" in front of the building, thereby reducing even further the number of parking spaces on the street. My understanding is that all deliveries are to be made to the rear of the building, except trucks that are too large to navigate the alley entrance to the building.
I ask the Zoning Commission to assure that the building will be configured so that the majority of trucks will be able to access the building from the rear and that the condo documents include this requirement as well.

Sincerely,

D. Petty

Daphne Petty

ZONING COMMISSION
District of Columbia
Case 03-04
Exhibit 37

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D.C. OFFICE OF ZONING
RECEIVED

ZONING COMMISSION
District of Columbia
CASE NO.03-04
EXHIBIT NO.37