JAN 25 2005

Ms Carol Mitten, Chairman
Board of Zoning
441 4th St. N.W.
Room 210 South
Washington D.C.

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Cc: Commissioners
Mr. Anthony Hood, Vice Chairman
Mr. Kevin Hiderbrand
Mr. John Parsons
Mr. Greg Jefferies
Ms. Sharon Schillin
Mr. Cliff Moy

Re: Case N. 04-22 (Abdo Development, LLC -220 H Street, N.E.
Thursday, January 27, 2005 6:30 P.M.
Office of Zoning Hearing Room
441 4th Street, N.W.- Suite 220-s
Washington, D.C. 20001

Dear Board of Zoning Commissioners:

We are requesting party status to testify concerning this above application. We the Residents and Property owners of Square 776 will be adversely affected by this proposed development being within 500 feet of it.

We the Residents and Owners of property on residential square 776, which is bounded by the 300 block of 3rd street, I street, H street and the 800 block of 4th street N.E. are submitting this letter to voice our strong opposition to the development as outlined in the above application.

We are mostly concerned about the adverse effect that it will have on the colonial style character of our Capitol Hill neighborhood.

We are concerned about the over population effect of adding over 500 times two new residents to a neighborhood that was not originally design to accommodate that amount of people on a residential square.

We are concern about new developers increasing and saturating the population density without respect for existing residents and just raw profit.

ZONING COMMISSION
CASE No. 04-22
EXHIBIT No. 29
ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.29

We are concern about the adverse effect that it will have on Square 776 available street parking. With an additional 500 units and at leased two residents per unit with cars would make this area a parking nightmare. Those new residents will have the double advantage of parking on the new property and the street, while square 776 residents will have access to the street only. This is just not a fair arrangement.

We are concern about the proposed height of the new construction exceeding the existing building height. It would seem that they will be also exceeding the height limitations that apply to all Capital Hill building. This will surely block our sky view towards the western setting sun. It will definitely change the character of our neighborhood.

We the Residents of Square 776 have already endured the insensitive and evasive plan construction of a large Bp/Amoco gas station on our immediate square and the tall building constructions that are west of the H Street bridge (They sit lower in the ground on the west side of the bridge).

We are not pleased with the fact that this developer never met with us or included us in the initial community discussion about their proposed project.

We strongly opposed allowing developers to come into a community and dictate to it without given the community any consideration for what is best with its existing character.

We have seen successful developments in other communities that take their concerns to heart. (Think Georgetown).

We are for all efforts to help develop our community and make it better, but not at our expense just for the sake of raw profit. That is not right!

We ask you commissioners to join us and insist that this developer come to the community table and reach a mutual agreement with the community before you approve this application.

Please protect our western skyline!

Please protect our right to park freely in front of our homes!

Please control the population density on our square and surrounding squares!

On behalf of the Residents and Property owners of Square 776

Co Chair Mackie McCrea
814 4th Street N.E.
Washington D.C. 20002
202 543-1769 mmccrea3308@aol.com