

Karl M Fraser
4 O Street SW Washington DC 20024

District of Columbia office of Zoning Commission
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

December 30, 2006

RE: Case NO. 06-41

Dear Director Kress

I am writing the zoning commission to be recognized as a party for case NO 06-41.
My name is Karl M Fraser and my address is 4 O street SW Washington DC 20024.
I am requesting to appear before the commission as a party for case NO 06-41.
I will appear as an opponent of the application, unless certain demands are met to our satisfaction.
I will not appear through legal counsel.
My daytime phone number is 202-863-0528

ZONING COMMISSION
District of Columbia

CASE NO. 06-41
EXHIBIT NO. 23

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D.C. OFFICE OF ZONING

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ZONING COMMISSION
District of Columbia
CASE NO.06-41
EXHIBIT NO.23

I am writing this letter to the commission to request the status of party. I am the owner of 4 O Street SW. Washington DC 20024. My home is directly across the street from the proposed building, square 653, Lot 111-1325 South Capital Street, SW. The distance between my home and the proposed building is about 20 yards.

The parking impact if this building is build will be detrimental. . First, let me be clear, we are not against the building of the building, however we are requesting that the four homes facing the new building be allowed one free parking space per home in the underground parking garage.

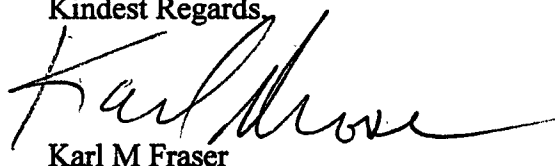
We currently have parking on the side of the street where the building is going to build. However, with a 244-unit 210,000-sq-ft building, the new ballpark, and entertainment district we will find the quality of life decrease dramatically due to lack of parking. The current building design calls for the O street side of the building to have the entrance to the garage and loading dock, which will take away parking on the street. So if the developer decided to restrict parking due to the design of the building, we should be adequately compensated with parking in their garage. We would never be able to find adequate street parking close to our home if this design is OK.

We are looking for some incentives from the developer with the free parking in the garage. . Why? Because we have free parking on the street and no headaches, however with 244 units we are expecting half that many automobiles on the street once its completed. In addition, we are requesting that the builder spruce up the tree box on the opposite side of the street on O.

The impact we as homeowners will be very different than the general public. First, we will have to experience not being able to find parking in front of our own residence, on a daily basis, once the building is fully occupied.

We have been living in this neighborhood, some for nearly 30 years, when this neighborhood was considered an industrial and blighted area. And we are here to ask the commission to stipulate that the builder/developer supply one extra parking space per home. With these simple accommodations we are ready to fully support the building of the apartment building.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Karl M Fraser', written over a horizontal line.

Karl M Fraser