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October 9, 2013

Government of The District of Columbia
Board of Zoning Adjustment
441 4th St. N.W., Suite 200-210-S
Washington, D.C., 20001

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Dear Madam or Sir,

I am writing to you with regard to the **Application of Rosebush LLC and Gregg M. Busch (number 18638)**, pursuant to 11 DCMR 3104.1 and 3103.2, for a special exemption on the rear end requirements under section 774, and the roof structure requirements if sections 441 and 1902.1 (a), and variances of the lot occupancy requirements of section 2604.2, and the off-street parking requirements under section 2101.1, to allow the construction of a new residential building in the ARTS/C-3-A District at **premises 1456-1460 Church Street, N.W. (Square 209, Lots 65, 66 and 67).**

I will not be able to appear in person at the public hearing scheduled on Tuesday, October 22nd, 2013, and hence **I would like to submit the following written views:**

- That the construction of the new premises, as currently designed and planned, will significantly damage the market value of my property, located in 1450 Church St., NW, Apt. 603, in the lot adjacent to the new construction. In particular, the new 7-story building planned to be built will rise to the level adjacent to my 2-story condo, blocking its side windows on two floors, without leaving any space between the new wall and the windows'

BOARD OF ZONING ADJUSTMENT
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CASE NO. 18638
EXHIBIT NO. 27

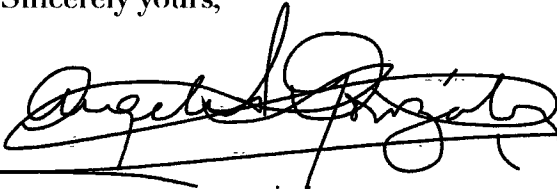
Board of Zoning Adjustment
District of Columbia
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glass. This will eliminate the views and the light enjoyed from my condo--critical components of its market value.

- Moreover, the DC Government would be inflicting this economic loss on my property, having approved plans presented by the builder of my building/condo at 1450 Church Street that included several large side windows on the two upper floors of the building (belonging to my two-story condo) which overlook the lots in which the new construction will be developed. These windows were designed and constructed in my condo by the developer on the presumption that the use of the space in the adjacent lot would not allow any new construction to rise above stories 6 and 7, which made the side windows reasonable in the design. The approval of a building rising above that level would literally put bricks not farther than a few inches (at most) away from my windows on the two stories, severely damaging the economic/market value of the property.
- The new construction will also block the side view of my terrace/balcony, and will completely eliminate its privacy, and also detracting importantly from its market value.
- **That the construction of the new premises, as currently designed and planned, will likely cause structural damage to my property, inflicting on severe economic/financial, personal and emotional costs.** These arise from the following factors.
- First, that the fact that the construction taking place inches away from my side windows will easily break them or damage them--not to mention that they will be completely blocked. This will cause me, at a minimum, the need to remove such large windows and close the wall with bricks on two different stories of my condo-- at a large financial and emotional cost to me as the owner.
- Second, the construction just inches away from my place will inflict stress and great discomfort due to the noise and vibration, as well as loss of privacy, with the windows facing the construction just inches away.
- Third, the new construction will block the drainage canal from my terrace to the side of my building--generating much larger risks for flooding/leaks of my own condo as well as of the condos underneath mine. This will impose financial and emotional costs as I will be forced to repair and build alternatives that may not fully guarantee the appropriate drainage.

- Fourth, the terrace of my condo will be deprived from its privacy, imposing a large personal and emotional cost on me as the owner.
- Fifth, considering the intense floor-use of the proposed new construction, the high density of population to be concentrated in that building will crowd the living space in the area, including with regards with traffic of persons and vehicles, severely damaging my lifestyle and that of my neighbors.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'María de los Angeles C. González-Miranda', written over a horizontal line.

María de los Angeles C. González-Miranda