

Nicholas H. Ryan
1515 15th Street, NW
Apt #703
Washington, DC 20005-1866
Phone # 202-257-1062

RECEIVED
D.C. OFFICE OF ZONING
2013 OCT 16 AM 9:14

Board of Zoning Adjustment for District of Columbia
441 4th Street, NW
Suite 2108
Washington, DC 20001

18638

To Whom It May Concern:

I am writing to vigorously oppose the plans put forth by Rosebusch, LLC and Gregg M. Busch for their intensive redevelopment of three historic townhouses #1456-1460 Church Street, NW. I am currently a resident of and the owner of unit #703, in the Metropole at 1515 15th St. NW and have been since April 2009.

The proposal put forth is an extreme redevelopment plan that completely violates the historic quality of these three structures. It also eliminates the last vestiges of the original historic quality of this block of Church Street.

To achieve this colossal redevelopment the developers are requesting a number of variances in order to overload this small parcel of land (3,420 sq. feet) and maximize their profits.

- They want a relief from zoning requirements for roof equipment – meaning we will have to look at, and hear the noise it generates, 24/7.
- They want a relief from the required 15.6 feet of rear yard depth, why? So they can increase density, provide insufficient parking, and make more money.
- They want to provide two parking spaces, instead of the 19 required. Why? Every apartment in my building has a dedicated parking space, why should they be exempt?
- They claim they can't excavate – when it really is they don't wish to pay for excavating and therefore they seek relief from parking and other requirements.
- They claim that even though the two buildings next-door are seven stories tall and occupy lots that are 10 to 20 times the size of theirs, they should be allowed to get any number of variances so they can build taller than neighboring structures with ridiculously minimal parking.
- They claim that all of this will not have a detrimental effect on the neighboring structures, but they plan to build against one of the neighboring buildings blocking six windows, four of which measure at least six feet across!
- They claim the solid brick wall that will face the Metropole will not adversely effect property values, however it will completely block the view to the East of

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18638
EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 18638
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my entire two floor condominium and my roof deck area. That loss alone will drop the value of my condo by \$150,000 to \$200,000.

- It will also significantly block light and air that flow to all the units in the Metropole that face the alley between Church and P Streets and significantly drop the value of all of these units.

I am vehemently opposed to this redevelopment plan as it is currently submitted. I feel I will be adversely affected and suffer the loss of enjoyment of my home so that the developers can maximize profits while destroying the last vestiges of the historic character of Church Street. This project falls within the 14th Street Historic District – that should mean something. The zoning requirements are in place for a reason and they should be respected, especially in matters that affect historic structures in an historic district. It should not mean that anyone can propose and get variances of all kinds so they can dramatically increase the density of these lots and maximize profits. Finally, the notion that people without cars will only occupy these units is absurd. Many will have cars and they and their friends will seek to park on the already overcrowded streets surrounding 14th Street. Residents on Church, Q, Corcoran, and 15th will certainly be adversely affected as these people attempt to park on those streets. As proof that this area already has insufficient parking I offer the fact that the commercial parking lot operated by Colonial Parking in the Metropole is often filled to capacity every day and has “garage full” signs up every weekend and many evenings. Also, they propose no loading dock, and suggest that all move-ins will occur from the front of the building. That means moving vans will have to block a very narrow Church Street for hours every time someone moves in or out, garbage trucks will also have to handle the waste of all these units without the appropriate dumpsters or loading dock, which will create unsanitary conditions and pose a health hazard.

You have a duty to protect the interests of existing property owners, as well as preserve the historic quality of these three structures. I am not opposed to any redevelopment, but I beg you as my representatives to uphold my rights and the rights of my neighbors to guide this developer to a far more modest proposal that is in keeping with the lot size and also respectful of the surrounding structures and residents.

Sincerely,

Nicholas H. Ryan

Brian Rafkin & Elizabeth Levine
1515 15th St. NW
Apt. 433
Washington, DC 20005
brian.rafkin@gmail.com
(202) 835-6175

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D.C. OFFICE OF ZONING

2013 OCT 16 AM 9:13

Board of Zoning Adjustment for the District of Columbia
441 4th St. NW
Suite 210S
Washington, DC 20001

18638

Re: BZA Application – Rosebush LLC and Greg M Busch (Square 209, Lots 65, 66, and 67)

Dear Sir or Madam:

As residents of 1515 15th Street NW (the Metropole building), which is immediately next to and behind the proposed building, we are writing you to express serious concerns about the building proposed under the BZA Application referenced above. We simply ask that you recognize its flaws and request that you reject the plans as currently proposed, and at a minimum, require that they be revised to reflect these concerns. Below are our concerns:

The plans for the proposed building present serious ingress and egress issues in the rear of the proposed building. Simply put, as planned, the proposed building does not leave sufficient room in the rear of the property to allow ingress and egress, especially at the volume that a building of 30-plus units will demand. Indeed, this is made clear by the fact that it will extend farther into the back alley than any other building on Church Street (by my eyeball estimate, it will extend about 15-20 feet past the neighboring building). There will not be enough space behind the building for any necessary activities, including trash pickup, move-in/move-out, and deliveries. Additionally, the proposed building's lack of underground parking likely will add to the pressure on this rear area, as residents are likely to make frequent use of the space for pick-up/drop-off.

We anticipate that the natural result of this lack of ingress/egress will be that the residents of the proposed building will be forced to use the Metropole's loading dock. The natural conclusion is that the plans for the proposed building implicitly and improperly rely on using the Metropole's space. Given the small amount of ingress/egress space behind the proposed building, there will be significant and intractable congestion issues.

The proposed building's footprint is too large given the other structures surrounding it. As mentioned above, the proposed building will extend into the alley farther than any other building on Church Street. This will result in a large number of residents of both buildings being uncomfortably close to each other. By my estimate, some windows will be only 15 feet away from each other—residents on the side and rear of the proposed building will literally be able to look Metropole residents in the eye. Not to mention the reduction in natural light that will result. Similarly, the proposed building will be higher than any other building, either along P Street, or along Church Street.

We simply ask that this building conform to the size and scale of those already existing on these streets.

The proposed building negatively impacts a large number of current residents and shows a lack of respect and perspective on the part of its owners. The proposed building clearly has been designed to maximize the owner's return on investment without any thought to the condo owners and apartment dwellers already living on P and Church Streets. The proposed building could not possibly be any larger, as it extends farther behind and farther above any other building on the block. It is clear that this building, as proposed, presents significant ingress/egress issues. And it is clear that this building, as proposed, will negatively impact the property values of condo units in the Metropole building, which is occupied by an interesting and diverse group DC supporters and taxpayers.

The owner of these properties has a right to improve upon those properties. But that right is not absolute—it must take into account those that will be affected by that owner's actions. We at the Metropole building will be significantly, and negatively, impacted by the proposed building and respectfully request that you reject the plans as currently proposed, and at a minimum, require that they be revised to reflect these concerns.

Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Rafkin", with a long horizontal flourish extending to the right.

Brian Rafkin

RECEIVED
D.C. OFFICE OF ZONING

October 7 2013

2013 OCT 16 AM 9:13

Board of Zoning Adjustment

To Whom It May Concern:

18638

I'm writing as a Unit Owner at 1515 15th St NW regarding 1456-1460 Church Street, NW, intends to further develop the property. I'm really worried about the overall impact to the community, safety of the building, increase moving traffic and overall drop of property value.

The fact that it would be micro units without parking will increase the number of cars in the area as well as visiting people in an already congested neighborhood. At the moment it's hard to find any kind of parking around these streets, and now adding more people in the same area without their own parking would just increase the street parking issues.

The alley area which is already heavily used will be over utilized by the constant use of moving trucks which will increase more than normal due to a higher occupancy and a resulting higher turn- over. This would make getting in and out of the building parking lot a difficult and dangerous process.

Third is also that by highly increasing the occupancy of the area more people will be walking at night causing more noise to an already noisy street and will bring that street noise back to the alley area of the building which is typically quiet and livable.

I put these three factors under your consideration for the zoning adjustment and I'm highly concerned about taking a decision that could negatively impact the area, the neighborhood and the property values.

Best regards,



Raul Olivo

1515 15th st nw apt 234
Washington, DC 20005
202-368-0200

Attn: Board of Zoning Adjustment for the District of Columbia
441 4th Street NW, Suite 210S
Washington, DC 20001

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2013 OCT 16 AM 9:13

RE: BZA Application
Rosebusch LLC & Gregg M. Busch
(Square 209, Lots 65, 66, and 67)

18638

"..Because of the extremely small size of the development parcel.. the applicant seeks the following special exception and variance relief." After reading this I have to ask why put 38 units into such an inadequate space? \$\$\$, perhaps? What about the condo unit owners adjacent who are going to have their windows blocked in? It doesn't seem right for a Developer to come in and so easily be granted all of these 'special exceptions and variance relief.'

If the Developer cannot meet the requirements based on their proposed design, then maybe the design needs to be re-thought.

For instance:

- If the proposed cannot meet 'roof structures' provisions, why can't the buildings height be reduced? So the pursuant doesn't have to actually meet zoning regulations, just has to meet the 'spirit' and 'intent'?
- Why is it necessary to deviate from the minimum rear yard depth by an additional 2 feet? This requirement already seems easy to maintain, why should it be ignored?
- Nowhere on the plans indicate where or how trash/service is going to be handled or where the dumpsters are located. Where do service vehicles access dumpster and 'turn around' to exit the alley? The proposed development's service area access cannot be shared with Metropole's service area.
- Number of parking spaces: I don't understand the wording 'Applicant required to provide 2 parking spaces for every unit, or in this case, a total of 19 spaces'. Isn't there 38 units, so that would be 76 parking spaces? Regardless of whether or not the wording is correct, people moving into this building are going to have cars and the adjacent Colonial Parking lot is already at full capacity. It will further complicate finding street parking of residents of the area. The Developer's goal here seems unrealistic.

While I am all for development which improves the community and in this case restores a pieces of history. I strongly feel that this proposed development is too gluttonous for its property size.

Sincerely,



Derrick Wolbaum

1515 15th ST NW Unit 233
Washington, DC 20005

Re: Church Str + Development
B2A,

18638

My name is Brian Griffin. My wife Tiffany
Eppelheimer + I own unit 226 in the
Metropole condominiums. I'm excited to
see interest in further developing the
neighborhood. However, I'm wondering how
on ~~the~~ Earth you plan to build the
new building without rolling over
+ occupying common areas behind the
Metropole. Are you planning on doing
all the work from Church Street?
I'm assuming not. It is already hard
enough to get our car into the
garage - if construction vehicles are
sitting on our property or constantly
coming + going, I don't see how
we'll ~~be~~ manage. How long is the
construction expected to last? ~~we~~
we would appreciate a reply.

Sincerely,

Brian Griffin

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2013 OCT 16 AM 9:13

10/4/13

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D.C. OFFICE OF ZONING

2013 OCT 16 AM 9:13

18638

Re: 1456 - 1460 Church St - Proposed
Building

To: BZA

I am writing in regards to my opposition to the plan for 1456-60 Church St. It is way too many units for such a small footprint. The neighborhood is too dense now for such an "overpopulated" building. The alley behind the building is at a dead end and this will create additional delivery / trash and fire/safety access to an often "blocked" alley. Additionally, not allowing the occupants to "own" cars is not enforceable and is discriminatory.

I am very opposed to the current proposed plan for the space

Jeff Pixley
1515 15th St NW #701
Washington DC
20005

October 7, 2013

Board of Zoning Adjustment
for the District of Columbia
441 4th Street NW, SUITE 2108
Washington, DC 20001

18638

Re: BZA APPLICATION - Rosebusch LLC and Greg M. Busch Square 209, Lots 65, 66, 67

I am writing to voice my concerns about the above application as I am a homeowner that immediately faces the proposed construction. When I purchased my condominium, I expressed concern over the buildings but was told that because they were historic properties nothing could be built that would obstruct my view. The design of this building will not only block my entire view but the design will have a direct impact on my financial investment.

I understand that the building will not be owners, but renters and with a rooftop deck it would be very noisy. A renter does not bring the same type of quality to the neighborhood that an owner does.

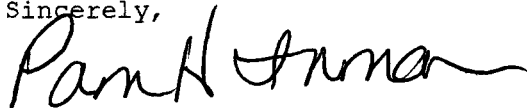
In addition, I have reviewed the proposed design and am concerned that the reflection of the sun could cause increased heat from the glass.

I have concerns that there is no way to monitor the proposed variance on parking. It will be impossible to have any accountability if someone requests a car registration. There is not adequate parking in the neighborhood now.

I also have concerns over the lack of an adequate loading dock and the increased traffic in the alley.

I urge you to take all of this into consideration and deny this application.

Sincerely,



Pam H. Inman
1515 15th Street NW
#614
Washington, DC 20005

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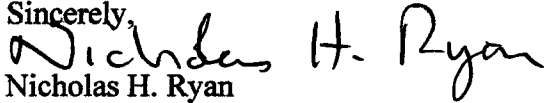
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Sincerely,


Nicholas H. Ryan

NOTES

When comparing to owners, they're less concerned about neighbors and the neighborhood. Several of the rental building on Pst across from whole food contain many units.

When parties are thrown, parties hang out on the balcony ~~and~~ until all hours of the night. The alley, because of its design acts like a conduit and loud noise is carried down the alley. So much so, one would think people were partying on your own balcony. However, they're 100-300 feet down the alley. Adding more units in the alley with balconies that will be occupied by renters will greatly contribute to the noise issue.

Since moving in, we have not slept with the windows opened because of the noise.

I urge you to reconsider the number of units in the proposed unit as well as more importantly ~~not~~ allowing a roof top deck. A roof top deck in a rental building will come with significant noise issues. My assumption that there will be no oversight staff that could enforce any rules might would create. Therefore, leaving

PAGE	DATE	
	October 7, 2011	18638
		Unit 612 Metropole

NOTES

RECEIVED
D.C. OFFICE OF PLANNING

2013 OCT 16 AM 9:12

Dear Sir or Madam,

I write to you today, to express my concerns related to the proposed development on the 1400 Block of Church St NW. I apologize for this hand written letter.

My partner and I own a unit at the Metropole building at 1515 15th St NW. We own unit 612 which faces the north and has the alley view. We have several concerns related to the proposed building.

First I support growth and redevelopment within the district. I understand both residential owners and rental provide needed revenue for city coffers. I want to ensure any new development adheres to existing laws and guidelines, regardless of its location in the city.

Since purchasing our unit in 2010, we have watched a pattern of behaviors as Logan Circle expands. One of these patterns are those between renters and property owners. Owners tend not to push limits with noise and have greater respect for the neighborhood. Renters within the area can be disrespectful. I am not generalizing. Not all renters are bad. But when

1 Zone 2. I find it highly unlikely that
2 Such controls are or could be put in
3 place AND enforced. Besides, who has
4 the right to tell a renter, who lives here
5 and pays taxes, that they cannot register
6 a car? By allowing this, you set a
7 precedence and those precedences
8 will severely impact the neighborhood
9 where it was allowed. -
10

11 I also want the Building Zone Adjustment
12 to consider the impacts of the decisions
13 to ~~allow~~ owners. One concern I have
14 is the proposed height of the building. The
15 8 floors would cover up side windows
16 to the Apartment Complex of 1450 Church.
17 Those two units have windows on both the
18 6th and 7th floors. By allowing to cover
19 up those windows, it will decrease the
20 value of the units. Therefore, their decreased
21 values also affect similar properties around
22 this new building. Furthermore, the size
23 of this rental building towering over
24 all the alley facing units of Metropole
25 will decrease value. Currently, there is
26 ample light to the north. However,
27 the 8 floor build out to the property
28 line will impact 20-30 units in

NOTES

1 Noise complaints being handled by police
2 at 2am in the morning and follow up
3 call to the bld mgmt. I feel a community
4 rooftop deck in this "Micro" bld is asking
5 for trouble. Perhaps if the building had
6 less units (not so micro) the occurrences
7 would be lessened.
8

9 Another great concern of DMV is the "controls"
10 over the proposed solution to not allow
11 renters to register a car within the district.
12

13 As you know Logan Circle is experiencing serious
14 parking challenges with the sudden and
15 recent growth around the area, especially along
16 14th street. Tremendous growth with no
17 planned or developed parking solutions is
18 a very serious issue.
19

20 I do not like the idea that would allow
21 for the builder to bypass regular parking
22 requirements with out any controls or even
23 authority. How can a renter be prevented
24 from registering a car? Who monitors that,
25 and what are the penalties? Does DMV
26 have a special flag in the database that
27 would identify this unit and prevent
28 ANY person from registering a car to

NOTES

1 long standing buildings.

3 I also have concerns with the proposed
4 exterior of the back side of the building.
5 Currently the building in the alley all maintain
6 the same aesthetics related to brick and
7 glass. Those aesthetics reduce sun glare
8 and are able to keep temperatures lower
9 for north facing buildings. It's known,
10 in the metro pole that south facing
11 units use almost 2x the energy to
12 cool a unit. The number of hours of direct
13 sunlight can heat up units. The all
14 glass design will not only cause
15 additional energy in the proposed build-
16 ing to cool the units, but act as
17 a giant reflector and then cause
18 the units on the back of the metro pole
19 to experience greater sun glare.
20 The units on the back side have
21 a cooling system half the size of those
22 south facing. If we experience more
23 sun glare, ~~and~~ and it causes southern
24 exposure temperatures, we don't have
25 the units to support it. It wouldn't
26 be as easy as just 20 units replacing
27 their HVAC unit, but the spaces built
28 to store the smaller HVAC could not

NOTES

multiple building there are residential that equate to a potential impact of hundreds of thousands of tax revenue dollars from the surrounding building. I know the city does not favor are using against owners or renters. But REAL tangible tax revenue comes from owner occupied building more so than rental buildings. Impact of this property in this small corner could stall appreciation and prevent units from being sold, the combination of the real estate tax and transfer tax is a considerable amount, and should be taken into consideration. I want the city that I love to prosper in a way that limits impact to those already here and for the countless new residents of the future.

I understand that each new project receives exemptions or variances. I understand the Metropole had several of its own. However, the Metropole was a building being added to three sides of a city block. One cannot expect the same leniency of variances when trying to squeeze into a small space and in between

NOTES

be enlarged to accommodate a larger
Capacity HVAC. What would we
do then?

I ask you take all of the area residents
concerns into consideration. As Logan Circle
goes through an unprecedented growth, I
want BZA to consider the impacts of
its existing residents (both owners and
renters) into consideration. Lets grow
in a way that is good for the community
and smart for the city.

Sincerely

Michael McKenzie and Ryan Obermiller
1515 15th St NW #612
Washington DC 20005

202.309.0222 (M)