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2013 OCT 21 AM 11:43

October 21, 2013

BZA Case 18638

Dear Chairman and Members of the Board,

I am a resident at 1515 15th Street NW, Unit 605, in the Metropole Condominium. The proposed relief sought from the matter of right zoning of the site at 1456-1460 Church Street, NW, will negatively impact the adjacent properties in several important ways. First, the additional height, lot occupancy, and FAR will allow a building that will further impede natural light and views for residents whose dwellings face the ally than would a building constructed as a matter of right. Second, the lack of sufficient study and planning for servicing of the building without any practical provisions for loading will create substantial additional impact on a very congested alley system. Third, the relief sought from parking regulations is brought about by an economic program of development with approximately 40 rental units to be built on a relatively small site area. Without an enforceable resident parking plan in place for those renters and their guests at 1456-1460 Church Street, additional cars will be added to the streets of a very congested neighborhood. In summary, the site and its immediate context do not support the density proposed and hence the zoning relief sought. I am opposed to the proposed project as currently submitted to the Board.

Thank you,

Patrick Burkhardt



BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18638
EXHIBIT NO. 33

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