

October 14, 2013

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To: Board of Zoning Adjustment for the District of Columbia
441 4th Street. NW, Suite 210S
Washington, D.C. 20001

From: Celia and Mike Davis
1515 15th St. Unit 408
Washington, D.C. 20005

Re: BZA case # 18638; Application of Rosebusch LLC and Gregg M. Busch

Dear Board Members,

Our condominium unit directly abuts the development site addressed in this request for Special Exception and Variance Relief. Our unit is on the 4th and 5th floors facing the alley between Church St. and P St. Our 5th floor north/east corner terrace faces Church St. and the development site.

We believe that the height and depth of the building will compromise the quality of the light, air, and privacy in the living spaces of our unit. We have attached photos of our condominium and the development site from the alley, as well as views from our living spaces and terrace to help explain the impact.

We are opposed to the request for the variance for the height and setback of the west egress stairs on the new building roof. With no setback, the west staircase will add an additional 8.5 feet of wall (essentially an extra floor) blocking additional light to our unit. The distance from our LR/DR and bedroom windows to the new building will be less than 25 feet. The windows on the west wall of the new building will impact our privacy.

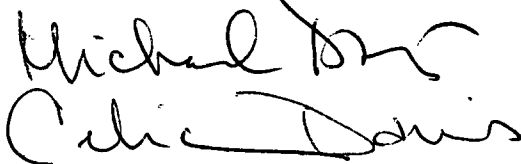
We are concerned that there is no dedicated loading area on the alley for the new building. This is a very congested corner of the alley, with daily deliveries to residents and retail businesses of adjacent buildings, daily recycling and garbage trucks, and an entrance to a public/private parking garage. We would like to be informed of the developer's plan for construction vehicles and deliveries during the life of the project.

We believe that two parking spaces for a 38 unit building are inadequate in this neighborhood.

We would also like to be made aware of the developer's construction plan including hours of operation, security of our unit, and monitoring of physical impacts to our unit.

One of us will plan to attend the hearing on October 22, 2013.

Thank you for your consideration.
Celia and Mike Davis

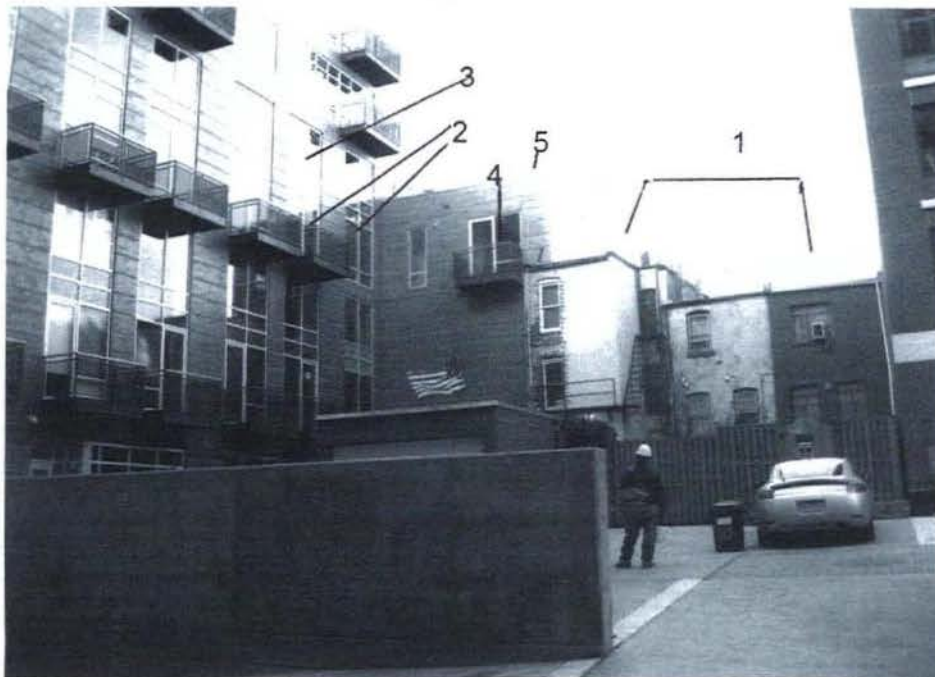

Celia Davis

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18638

EXHIBIT NO. 34

Board of Zoning Adjustment
District of Columbia
CASE NO.18638
EXHIBIT NO.34



from Celia and Mike Davis
owners of unit 408 at
Metropole 1515 15th St.
re: BZA case # 18638
case name:
Application of Rosebusch LLC
and Gregg M. Busch
Notes:
1) Development site from alley
2) Our LR/DR windows
3) Window bedroom 1
4) Window bedroom 2
5) Our terrace

/view from our LR/DR (below)

Close up alley view of development site to our unit (below)



View from our terrace toward development site (below)

View from bedroom 1 window (below)

