

May 15, 2014

RE BZA No 18638, Rosebusch LLC and Gregg M Busch

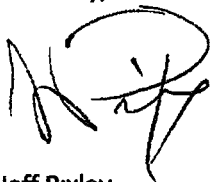
Dear BZA Board Members:

I am writing to request that the Board deny a waiver to the zoning laws for the proposed Church Street Project. Parking and traffic in the Logan Circle area is very congested especially in the 14th/15th/P Street and Church Street area. The concept of building a new 38 unit building with no parking in the neighborhood will do nothing but add to an already existing problem of street congestion, parking, and public safety concerns (fire trucks, police and ambulances already have difficulty traversing P Street during busy periods and often get "stuck" in traffic). I have heard of the developers "concept" of requiring residents of the new building to not own cars, but I do not believe that requirement is legal or feasible to execute. I view the request by the developers to not provide parking as just a way of cramming as many units into a very tiny footprint to maximize their own profits at the expense of the neighborhood.

I urge the board to support the existing parking requirements of 1 parking space for every two new units. With all the new developments in the Logan/14th/U Street corridors, there are many other options the developers could use to develop the three properties on Church Street without requiring a waiver to existing zoning laws. develop townhomes, restore the existing homes, commercial mixed-use, ...there is no valid reason to allow the waiver. I support efforts of the zoning board to increase affordable housing in DC, but the approach of this specific development is not the solution. It is only going to create additional problems for an already crowded neighborhood.

Thank you for considering my input into your decision.

Sincerely,



Jeff Pixley

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18638
EXHIBIT NO. 58

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