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2014 MAY 19 PM 1:10

Nicholas H. Ryan
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Washington, DC 20005-1866

To The Office of Zoning Adjustment
Email bzasubmissions@dc.gov

May 18, 2014

Case number 18638
Case Rosebush LLC and Gregg M. Busch

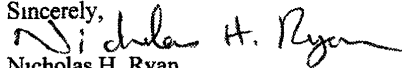
To Whom It May Concern,

I am writing to voice my objection to the development plans as put forth by Rosebush LLC and Gregg M. Busch for their project at 1456-1460 Church Street, NW. The proposed expansion of the three historic townhouses at Church Street to 38 units asks the zoning board to completely disregard the standard parking requirement and approve a large building with an intensive use as micro-rental units. This new building will dramatically diminish the value of many neighboring condominiums. The Metropole at 1515 15th Street, NW will be significantly impacted by two factors. First, the added traffic and noise that 38 rental units will inevitably generate. Second, by the placement of a seven-story wall just a few feet away from the large windows and many balconies pitching those units into darkness. The neighboring building at 1450 Church Street will also suffer serious adverse consequences - six sets of windows (some as large as 8' x 7') will be sealed off to light and air forever by the adjoining wall of this new building that is proposed to be built right up against 1450 Church Street.

I have no objections to a reasonable proposal that does not totally disregard the existing zoning regulations, or significantly diminish the value of neighboring buildings. Mr. Busch has many options available to him. A more modest proposal that acknowledges the limits of a narrow Church Street and does not seek to gut zoning regulations and precedents for future development in Logan Circle, would be more than welcome. However, as the plans currently exist for the Rosebush LLC / Greg M. Busch proposal I strenuously object. I am imploring the members of the Zoning Board of Appeals to seriously consider the existing regulations and the rights of the many property owners on either side of this project and guide Mr. Busch toward something more in keeping with the historic nature of these townhouses, as well as the smaller scale of this property's footprint, and the narrow one-way street it faces.

Thank you for your consideration in this important matter affecting our neighborhood.

Sincerely,



Nicholas H. Ryan
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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18638
EXHIBIT NO. 66

Board of Zoning Adjustment
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