

September 10, 2015

D.C. Board of Zoning Adjustment

441 4th Street, NW Washington, DC 20001

RE: BZA CASE No. 18991 Appeal of Permit for 1521 Varnum Street, N.W.

Dear Members of the Board of Zoning Adjustment:

I am writing this letter in order to voice my concerns regarding the proposal to develop 1521 Varnum Street NW into a 7 unit rental property. I strongly oppose this plan of creating a multi-family living space in a neighborhood that is zoned to maintain single-family housing.

My husband and I have lived at 1519 Webster Street NW since January 2011, when my husband became a staff pastor at Mosaic Church DC, which is located at 4401 16th Street NW (at the corner of 16th and Webster Streets). While Mosaic owns our 1519 Webster Street home, we have no plans to move in the near future.

Upon hearing the news of the proposed development of the 1521 Varnum Street NW home into a "pop up" that would contain 7 units, I was surprised that a permit of that kind was obtained, as it is a juxtaposition of the R-4 zoning. Should this development come to fruition, I foresee sundry examples of how it will negatively affect this portion of the 16th Street Heights neighborhood. The building plans are to completely demolish and build an entirely new structure on this property. This new structure would not complement the existing architecture in any way and would add additional noise factors with a penthouse roof on top of the already-3 story building. It would require the removal of numerous aging trees, one of the many things I love about our neighborhood. The alley would also change the dynamic of this portion of our neighborhood, as it would attract additional vehicular and negative foot traffic onto Webster Street at any hour of the day or night because it would now fully connect with Varnum Street. Along the same lines, the demolition of the current structure would have a huge negative impact on the air quality, noise pollution, and general peaceful state that the children and adults of 16th Street Heights enjoy on a daily basis as a resident of the neighborhood during the construction period. Should the 1521 Varnum Street NW property develop as planned, what will prevent other developers from doing the same thing? It would forever change the type of neighborhood that 16th Street Heights boasts of.

I am whole-heartedly in support of Mr. Stoke's Appeal to revoke the building permits for 1521 Varnum St NW. Thank you very much for considering my concerns as you make your decision.

Sincerely,

Julie Miller

Resident of 1519 Webster Street, NW