

September 13, 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:

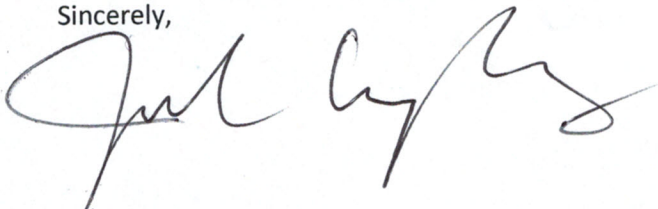
I am writing this letter in support of the appeal by Mr. John Stokes to revoke the building permits for a proposed seven-unit, three-story apartment building at 1521 Varnum St NW. My home at 4316 15th Street is less than 50 yards from the site of the proposed development. I am deeply concerned about the unavoidable impacts such a development, if it is not disallowed by the BZA, will have on my property value and my quality of life.

From the back yard of my home on 15th Street, I have a straight, unimpeded view of the alley that leads to the proposed building site. Like my neighbors on 15th, Webster, and Varnum Streets, I am shocked that the BZA would approve a permit to convert a single family dwelling that is in the same style and character as all the other residences in our R-4 zoned neighborhood into a metal-clad pop-up apartment building with seven rental apartment units and rooftop penthouse and decks that would tower over our homes and create both night-time light pollution and day and night traffic noise and congestion in the alley behind my property. Equally concerning is the prospect of the heavy vehicle traffic, noise, and pollution that we would be forced to endure over the many months of demolition, excavation, and construction at the 1521 Varnum Street property.

Also, in the long run, this development would negatively affect our 16th Street Heights neighborhood and the value of our properties. 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 new three-story building. It would require the removal of a number of old-growth trees that enhance the quality of life in 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 and 15th Street at any hour of the day or night, because it would not be fully connected with Varnum Street. If the BZA allows the 1521 Varnum Street NW property to be developed as planned, it will change the character of our neighborhood and create severe negative effects on the quality of life for me and all the other residents in my neighborhood.

I am whole-heartedly in support of Mr. Stokes 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,

A handwritten signature in dark ink, appearing to read "Julie Murphy", written in a cursive style.

Julie Murphy
4316 15th Street, NW

Board of Zoning Adjustment
District of Columbia
CASE NO.18991
EXHIBIT NO.102