

Subject: BZA case 19133

Sara B. Bardin, Director

D.C. Office of Zoning

Board of Zoning Adjustment

441 4th Street, N.W. – Room 210

Washington, D.C. 20001

Re: Application No. 19133 of J. River 1772 Church Street and St. Thomas' Episcopal Parish

Dear Ms. Bardin:

I am Scott Royal, and my husband, Steven Reiss, and I live at 1779 Church Street, NW, which is within 200 feet of the above cited project. We have serious concerns about the proposed building to be constructed by the applicants on Lot 369 in Square 156 and strongly oppose granting the requested lot occupancy increase.

The project is exceptionally large in the context of the small scale residential dwellings that predominate on this block of Church Street and we see no compelling reason to allow the residential building to be larger than what is permitted by the zoning regulations. A larger footprint will have detrimental impacts on the use and enjoyment of my property. The proposed building will contribute to traffic congestion on 18th Street and Church Street, overburden the narrow alley between Church and P Streets and 17th and 18th Streets, and deprive light and air from adjacent properties. The variance will add massing, and we believe that the Dupont Circle District Overlay's guidance about massing and historic character should be taken into consideration since the project is located in the Dupont Circle Historic District.

Thank you for your consideration.

Yours truly,

Scott W. Royal

1779 Church Street, NW

Washington, DC 20036

Submitted on 12/14/2015 by:

Scott Royal

1779 Church Street NW, Washington, DC 20036