

Ms. Sara B. Bardin, Director

D.C. Office of Zoning

Board of Zoning Adjustment

441 4th Street, N.W.

Room 210

Washington, D.C. 20001

SUBJECT: Opposition to BZA Case No. 19133: Application of J. River, 1772 Church Street and St. Thomas's Episcopal Parish

Dear Ms. Bardin:

I live near the above-cited project and have concerns about the proposed building to be constructed by the applicants on Lot 369 in Square 156. I oppose the permitting of the requested lot occupancy increase.

I believe that the Dupont Circle Historic District Overlay should be taken into consideration, since the project is located in the Dupont Circle Historic District. The project is exceptionally large in the context of the small-scale residential dwellings that predominate on the 1700 block of Church Street, N.W., and will have detrimental impacts on the use and enjoyment of neighbors' properties. The proposed building will contribute to traffic congestion on 18th Street and Church Street, overburden the narrow 12-foot alley between Church and P Streets and 17th and 18th Streets, and deprive adjacent properties of their light and air.

Please ensure the denial of permission for this lot occupancy increase.

Thank you for your consideration.

Sincerely

Charles H. Ellis III