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For email submission:

[bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)

Subject: OPPOSITION TO BZA case 19133

Sara B. Bardin, Director  
D.C. Office of Zoning  
Board of Zoning Adjustment  
441 4<sup>th</sup> 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 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 granting the requested lot occupancy increase.

I believe that the Dupont Circle 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 this block of Church Street and will have detrimental impacts on the use and enjoyment of neighbors' properties. The proposed building will contribute to traffic congestion on 18<sup>th</sup> Street and Church Street, overburden the narrow 12-foot alley between Church and P Streets and 17<sup>th</sup> and 18<sup>th</sup> Streets, and deprive light and air from adjacent properties.

Thank you for your consideration.

Yours truly,

Signature: Richard Ross + Jane Ross

Printed Name: RICHARD ROSS + JANE ROSS

Address: 1522 CONCORDAN ST NW

Date: Dec. 10, 2015

WE HAVE OWNED A HOUSE IN THIS NEIGHBORHOOD FOR 44 YEARS. WE THINK THAT THE HUMAN SCALE OF THE AREA SHOULD BE RETAINED, AND THAT THE APARTMENT PROJECT ON CHURCH ST. IS ALREADY TOO BIG FOR ITS LOCATION. YOURS, RICHARD + JANE ROSS

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19133  
EXHIBIT NO. 147