

Subject: OPPOSITION TO BZA case 19133

December 10, 2015

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 Members of the Board of Zoning Adjustment:

I live on the same block as the above-cited project. I want to register the strongest possible objection to the request for a variance to increase lot occupancy.

This beautiful block of Church Street NW is predominately small-scale residential dwellings built over 100 years ago. The fact is that the proposed building, especially the residential component, is too massive, even without the variance. It is out of place. I believe that the Dupont Circle District Overlay should be taken into consideration since the project is located in the Dupont Circle Historic District.

In its submissions to BZA, the developer has made their “best case” by saying that the impact of no variance would be on the Southeast corner of the lot at the alley. It is possible, and the neighbors and the Historic Preservation groups would be pleased, if the residential component that is not historic were set back further from Church Street. The other possibility is to set the Church back further from 18th Street, creating the possibility for more green space. Or a combination of these will fit the building into the regulatory 80% without creating practical difficulty for the developer.

The bottom line is that if the variance is denied, the church and developer will be able to find a design that works effectively and efficiently for them within 80% lot occupancy.

The bottom line is that there is **no good reason to grant a variance**. Denying the variance is in the public good.

Thank you for your consideration.

Sincerely,

Allan D. VanDeventer, Ph.D.
1728 Church Street NW
Washington, DC 20036