

Sara B. Bardin, Director
D.C. Office of Zoning
Board of Zoning Adjustment
441 4th Street, NW–Room 210
Washington, D.C. 20001
Re: Application No. 19133 of J. River 1772 Church Street, LLC
and St. Thomas' Episcopal Parish

Dear Director Bardin,

Please add my name and this email to the growing list of neighbors who object to and urge the BZA to not accept the variance request (19133) from J. River 1772 Church Street, LLC and St. Thomas' Episcopal Parish. I live near this proposed project and have concerns about the planned 70' residential structure being planned for Lot 369, Square 156.

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 2 and 3 story townhouses on Church Street and will have a negative effect on the quality of life in the neighborhood. The proposed building with alley access to underground parking will add to traffic congestion on 18th Street and Church Street and overburden the narrow 12-foot alley between Church and P Streets and 17th and 18th Streets.

One need only look at any of the developers plans (and the parish's own leaflet) that show the Church Street façade of the 70' residential building and the adjacent 3-story town houses to see how clearly the proposed residential building is totally out of place and historically incompatible. To expand the lot occupancy as the variance requests is to make the bad worse.

One would hope the BZA would join our Council member, our ANC, our neighborhood organizations, and many individual neighbors in opposing and not approving the variance.

Thank you for reading my request.

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Where we have taxation without representation.
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