

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 Ms. Bardin:

We live within 200 feet of the above cited project and we are writing to express opposition to the application for a variance to increase lot occupancy for the proposed construction. We live directly across the 12 foot alley from the parish house. We and our neighbors will be deprived of light and air and we will experience traffic congestion in the alley, as well as on 18th Street, P Street and Church Streets, where there is heavy pedestrian and bike traffic in addition to cars and trucks.

We agree with DDOT that the alley needs to be widened by at least 6 feet up to the garage and 3 feet for the rest of the building. Even with this improvement, we will see added problems with pedestrian and bike and car safety as well as noise, pollution and obstruction from trucks, delivery vans and residents' cars in the alley. The loading zone is not designed to accommodate large moving trucks that always unload items and then carry them in. Our car and our courtyard are adjacent, with only the lane of the alley between us.

There is no need and no good rationale for the developer to receive approval for a zoning variance that would expand lot occupancy beyond the regulations. It is these regulations that maintain aspects of the historic neighborhood we all enjoy; permitting the already large mass of the residence building to increase further will adversely affect the quality of life of neighbors.

We and many neighbors have worked hard over many months to express our concerns and suggest modifications for the proposed buildings, but we have seen few changes and at the end of the day the architects and developers have gone forward with plans that closely resemble early designs and that are not responsive to neighbor input and are not consistent with the historic overlay nor compatible with the character of our streets. We see no reason why a smaller building with fewer units and more green space cannot be built without a variance.

Thank you for your consideration.

Sincerely,

Jessica Herzstein and Elliot Gerson

1755 P Street, NW
Washington, DC 20036

Board of Zoning Adjustment
District of Columbia
CASE NO.19133
EXHIBIT NO.80