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OFFICE OF ZONING  
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December 7, 2015

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

I urge you to deny this application for a zoning variance.

This lot is located in the Dupont Circle Historic District and subject to the Dupont Circle District Overlay regulations. The project is exceptionally large in the context of the small scale residential dwellings that predominate on the 1700 block of Church Street, NW and will have detrimental impacts on the neighbors and, more generally, the neighborhood. 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 adjacent properties of light and air.

Thank you for your attention to this matter,



Ann von der Lippe

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