

December 5, 2015

**Subject: 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 Director Bardin:

Please be advised that I live within 200 feet of 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 my property. 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: vgbundoc

Printed Name: Virgilio G. Bundoc

Address: 1766 Church St., NW Apt B

Date: December 5, 2015