

December 09, 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

Dear Ms. Bardin:

I am writing to you because 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.

This project is located in the Dupont Circle Historic District; a district whose density is already increasing due to other occupancy increases recently granted. The project will fundamentally change the Historic District, detrimentally affecting each and every resident and the use and enjoyment of our properties. It is exceptionally large in the context of the small scale residential buildings which characterize our neighborhood. It will deprive many houses of the light and air that so heavily affect quality of life. It will create substantial traffic congestion on 18<sup>th</sup> Street, P Street and Church Street, and will completely overwhelm and overburden the narrow 12-foot alley between Church and P Streets and 17<sup>th</sup> and 18<sup>th</sup> Streets.

As a taxpayer, I know that D.C. needs to balance its fiscal needs with the needs of residents of neighborhoods. This project however, does not get that balance right. It will impose a substantial burden on the Dupont Circle Historic District and alter if not destroy so much of the social fabric of the neighborhood. At some point the needs and expectations of current residents need to be taken into account. I hope we have reached that point

Thank you for your consideration.

Yours truly,



Julie T. Katzman  
Washington DC. 20036