

TO: The DC Board of Zoning Adjustment

RE: Case #19133 St. Thomas Hearing December 15, 2015

FROM: Luba Cherbakov, 1747 Church St. Property Owner

Dear Ms. Bardin and Members of the Board,

As a property owner on the street and block of the proposed St. Thomas development, I write to express my strong OPPOSITION to the Special Zoning Variance request by the developer of the proposed St. Thomas luxury apartments and church development at 1772 Church St. NW.

At the December 7 meeting with the Dupont Circle Citizens Association (DCCA), our Ward 2 Councilmember, Jack Evans, repeated his earlier view that the proposed development is out of scale for this historic neighborhood and announced his OPPOSITION to the variance.

At the December 9 meeting with the residents of the ANC-2B, Mayor Bowser expressed her sentiment that the proposed development is too large and that the parties need to get back to the table and seek out better options for the church and the community. At the same meeting, our ANC-2B Commissioners voted to OPPOSE the request for a special variance.

Our Mayor, our Councilmember and our ANC Commissioners listened to the community – eighty-eight (88%) of neighbors who have written to them or the BZA, AND live within 200 feet/on the same block as the proposed development OPPOSE this zoning variance.

The developer is requesting an increase in lot occupancy from 80% to 86.7%. The buildings as already proposed will form a continuous 70' high mass, with residences fronting onto one-lane Church Street. Their skillful lawyer will try to tell you that 6.7% is not a big loss and will not impact the neighborhood. For those of us who live in the city, every foot of open green space, especially in historic neighborhoods, is precious and too much to lose.

Please don't let their lawyer persuade you and stand with our Mayor, Councilmember Evans, the ANC-2B Commissioners and the Neighbors of the Historic Dupont Circle in upholding our zoning regulations – OPPOSE this request for variance!

Thank you for your consideration.

Sincerely,

Luba Cherbakov

1728 Church Street, NW