

November 14, 2011

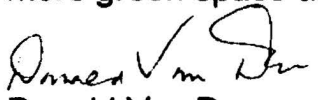
Case #18272

To whom it may concern,

I am an owner of a condo in The Richmond building. I have lived there since 1996. The neighborhood has undergone many changes over the years and most have been for the best. I think this is due to good planning and community involvement in a effort to balance living space, commerce, and green space.

I am concerned with the planned addition to our neighborhood. The building layout, lack of needed parking and complete lack of green space would not be a welcomed. It would bring increased density (people and autos), take away an open space that is utilized for many functions, and most probably would affect the value of surrounding buildings. In addition, the planned party area on the roof would add too much noise pollution to an already busy street.

I completely oppose the new building, but if there is going to be a new building, make it more appropriate for the neighborhood (more parking, more green space and more quiet).


Donald Van Dam
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NOV 14

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18272
EXHIBIT NO. 36

Non-Party Statement

TO: Board of Zoning Adjustment

FROM: Abdo Yazbeck and Barbara Stevens

RE: The proposed rental building on the parking lot of the First Baptist Church

DATE: 15 November 2011

re. case 18272)

I am a resident of 1401 17th Street NW concerned about the zoning variances being requested by the developer of the property on 17th and O streets. I am traveling overseas and cannot be with you in person for the hearing but have strong concerns about this request for disregarding zoning rules in my neighborhood

When my wife and I decided to live in this area and purchased our home, we not only took into account the quality of the building we bought into but the quality of life that the neighborhood promised. A large part of that quality of life is green space, (low) density of residence, and (low) noise levels. We were assured about protection for these quality of life standards through existing zoning laws and regulations.

It appears now that these zoning regulations are in jeopardy and that the board is considering allowing the developer to plan for a ten story building in a very small footprint, and that the plan is for a large number of efficiency apartments leading to a very high density and loss of green space. Moreover, I understand that the developer is planning to use the 10th floor as a party space. These variances, if approved by the Board, will directly lead to damages to the community that the zoning regulations were put together to protect in the first place and that had encouraged many of us to make this place our home. Disregarding and setting aside these regulations will also likely lead to loss of property value at a time where property values are already suffering.

I strongly urge you to turn down these variances. I hear from my neighbors that the Zoning Board is putting the burden of proof on those of us on the side of the existing rules instead of on those seeking setting the rules aside. I hope that this is not true because if it is, it would be a corruption of the rules.

Thank you.

Written Submission

TO: Board of Zoning Adjustment
FROM: (Signed below)
RE: Proposed building on the parking lot of the First Baptist Church, Case # 18272
DATE: 15 November 2011

We are property owners in the Richmond at 1401 17th St, NW. Our building is one of the most proximate dwellings near the proposed development, and we feel we will be adversely affected by the building in its current design.

The developer and architect have stated in public meetings that they need the variance to take the building up to 90 feet from the currently allowed 65 feet, due to the limitations presented by the shape of the parcel and building on a historic property. However, it seems to neighbors that these statements are not fully true.

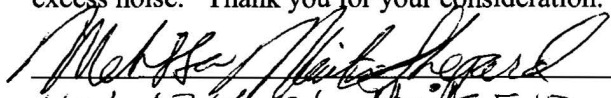
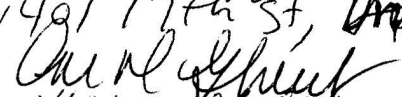
The lot does not restrict the development. Rather it is the church itself which has stated that they don't want the addition built over their current annex structure, because their programs would be disrupted. In addition, the church addition to which this proposed addition is attached, is not a historic property.

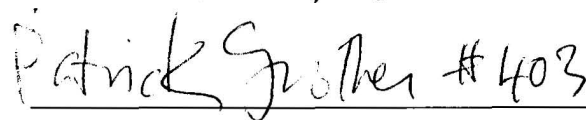
We have never protested the building of a structure on the lot, we acknowledge it is the church's right to develop its land. The developer has claimed the "matter of right" to build, but that applies to a 65 foot structure that extends farther back into the lot, not to the 90 foot height requested in the variance.

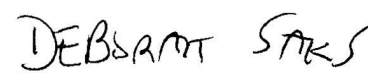
At one of the first public meetings, the developer stated that they anticipate an annual turnover rate of about 40% in this building, and if that is the case, the presence of moving trucks may become a burden to the O Street side, and the traffic pattern on the 17th Street side. The loading dock and alley access look very constrained on the renderings provided by the architect.

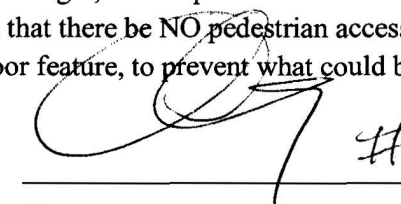
While we may live in a building that ~~are~~^{is} as tall as the one proposed, it is not as dense. There is a large set-back from O Street. Open space is sorely lacking in our already very dense neighborhood, and this development greatly reduces what was left in Dupont Circle, and will likely harm the one bit of green space that currently exists in the area - the garden created in the PUD that includes the Resources for the Future, the commercial building on 16th Street, and the Richmond Condominium.

We therefore request that the BZA deny the variance for height, and help us maintain some sun and air by approving a smaller scale building. In addition, we ask that there be NO pedestrian access to the roof deck of the building. The party facilities should remain an indoor feature, to prevent what could become a source of excess noise. Thank you for your consideration.


1401 17th St, NW #513

1401 17th St, NW #506


Patrick Grother #403


DEBORAH SAKS #507


#610

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