



ANTHONY WILDER

Date: June 26, 2017

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To: DC Board of Zoning Adjustment
441 4th Street, NW
Ste. 2QO-S
Washington, DC 20001

Regarding: Conversion of a residential unit into a restaurant
Location: 1501 9th Street NW
Lot & Square: Lot 0033 in Square 0397
Zone: MU-4

To Whom it may concern:

1. We hereby request an area variance to convert residential gross floor area into non-residential gross floor area (restaurant) that exceeds the maximum allowable permitted floor area ratio as outlined in the Zoning Regulation of 2016 (G-402.1).

We believe that the variance should be allowed for the following reasons:

- Granting the area variance will be consistent with the spirit of the MU-4 zone providing needed moderate-density amenities for the growing Shaw neighborhood community including the new 188 room Cambria Hotels and Suites, 650 residential units at City Market at O and 142 residential units at 880 P Street next door.
- The property is located within a block from G2, G8 and 70 Metro bus stops, two blocks from 79 and 64 Metro Bus stops and three blocks from the green and yellow line Shaw/ Howard University Metro stop.
- The proposed project would not adversely affect light, traffic, noise, air or views of its neighbors as the variance involves no addition to the existing building.

2. We hereby request a special exception pursuant to (C-1500.3 (c)) to allow for the construction of a penthouse stair and roof deck to serve the restaurant use requested above:

- Like the area variance, granting the special exception will be consistent with the spirit of the MU-4 zone providing needed moderate-density amenities for the growing Shaw neighborhood community including the new 188 room Cambria Hotels and Suites, 650 residential units at City Market at O and 142 residential units at 880 P Street next door.
- The proposed penthouse stair would serve the restaurant proposed in the area variance above.

Board of Zoning Adjustment
District of Columbia
CASE NO.19567
EXHIBIT NO.15

anthony wilder design/build, inc.

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- The proposed stair and penthouse addition is modest in scale and proportional to the existing structure, no taller than the existing building and penthouse's maximum height - greatly shorter than the eight-story building across P Street to the south.
- The addition would be set back from the rear property line approximately 29'-6", further than the existing bordering building to the north, leaving more room for light and air to the neighboring buildings to the rear.
- In addition, the penthouse structure would create a sound barrier for the proposed rooftop deck reflecting sounds back towards 9th Street and away from buildings to the rear.

Thank you for your consideration of the Variance and Special Exception from the current zoning regulations.

Sincerely,

George Bott, Authorized agent for the Property Owner: Aung Myint
Anthony Wilder Design Build