

November 28, 2017

Crystal Myers, AICP
Development Review Specialist
DC Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024

Re: BZA Application No. 19600
2330 Wisconsin Avenue NW (Sq. 1300, Lot 0815)

Dear Ms. Myers:

On behalf of Isen Brothers, LLC, the owner of the Calvert Center property located at 2330-2338 Wisconsin Avenue NW, please accept this letter in support of the above-referenced Application before the Board of Zoning Adjustment (“BZA”). The purpose of this letter is to briefly describe Isen Brothers, LLC’s attempts to lease the space that the Applicant now proposes to occupy with a Domino’s Pizza restaurant.

The vacant tenant space at issue in this Application has been on the market for approximately one year. During that time, the property owner held countless tours, advertised the property with signage, made cold calls, and employed all applicable online databases and outreach to the brokerage community to locate a tenant. In an effort to attract additional tenants, ownership has made significant improvements such as completely resurfacing the parking lot, and cleaned the entire Calvert Center, as well as the sidewalks and side of the property. Ownership has also reduced the rent significantly to try to attract tenants. Despite these efforts, numerous potential tenants rejected the space.

Given the difficulty in locating a new tenant for this space in such a difficult brick and mortar retail market, the owner of the property decided to split the space previously occupied by the Consulate of El Salvador. Despite the costs to ownership involved in this split, such as installing a new wall and separating all utilities and building systems, market conditions dictated this decision. Nevertheless, while the Applicant has agreed to lease half of the former Consulate space for a proposed relocation of the new Domino’s Pizza restaurant, the owner has no viable prospects for the remaining 2,000 s.f. of vacant tenant space in this location.

The purpose of this letter is to underscore the difficulty that the owner of the property has had in finding a suitable tenant for the space at issue in this Application. The Applicant would fill a long-vacant commercial space with a viable and successful business that would continue to serve the community with this proposed relocation. Therefore, we encourage the Board of Zoning Appeals to approve this Application.

Sincerely,

Isen Brothers, LLC

By:

A handwritten signature in black ink, appearing to read "Richard Isen", written over a horizontal line.

Richard Isen
Managing Member