

August 26, 2011

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D.C. OFFICE OF ZONING

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

2011 AUG 30 AM 11:23

Re: 3609 13th Street, N.W.

Dear Chairperson Muldenhauer:

I am writing to support the request for approval of a variance to the subject property, permitting the construction of a 3-unit condominium building. As a licensed Realtor working in DC, MD and VA for 7 years, with emphasis in transitioning and fast-improving neighborhoods in the city, I feel confident and competent to advise on the nature of this particular neighborhood located between the vibrant Columbia Heights area, proper, and the up-and-coming and highly sought-after neighboring blocks along the 11th St. NW corridor.

My contribution to this request is focused on an analysis of the neighborhood and verification and testimony to the existing mixed-use nature of the subject, and adjacent neighboring blocks.

In the immediate subject (3600) block of 13th St. NW, there is an existing mix of single-family homes (Renovated and non-renovated), rooming houses with 5 or less rooms/property, apartment buildings and condos.

Approval of the request to permit the construction of this property to a 3-unit condominium building will only improve and add-to the desirability of this vibrant and rapidly changing DC neighborhood.

Conversely, not approving this request and only allowing the currently approved use to be converted to a 2-unit condominium will adversely affect the purchaser and cause undue financial hardship due to the extensive upgrade and renovation costs required to bring the property back into compliance with existing standards and code. The 3-unit use is the most viable and cost-effective way to improve this property and bring benefit to the consumer, the adjacent property owners and the surrounding neighborhood.

Sincerely,



Alan Dalton
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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18297
EXHIBIT NO. 8

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