

To Whom It May Concern:

Re: Hardship of: 2703 11th Street NW
Washington, DC 20001

Date: October 14, 2012

I am in the process of applying for relief from Zoning Ordinance 401.3 which states that a dwelling with three or more units should have at least 900 SF of lot area per unit. My property is a post World War I dwelling which contributes to the historic quality of the neighborhood. My property is unique in that it was originally built with two above grade residential units, and a basement that is not currently habitable but that has its own exterior entrances. The population density of my neighborhood continues to increase adding to the greater need for three unit apartments. Furthermore, I am providing two off street parking spaces.

My hardship:

My property with its current infrastructure is uninhabitable; that is, it does not meet the minimal building codes for the District of Columbia (e.g.: clothe electrical wiring; plumbing, deteriorating wooden support, etc.). Configuring the existing row dwelling in a way that mimics the rest of the flats on the street would require very extensive and expensive alterations to the building. As a two unit dwelling, the expense incurred from these modernizations is not justifiable and the Return of Investment (ROI) is not sustainable within my neighborhood's current rental market.

Regards,



David Benson

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18436

EXHIBIT NO. 27

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