

RE 3007 11TH STREET NW DC

1306

I COME TO YOU ON BEHALF OF WILLIAM L. RICKS, A LIFE-LONG RESIDENT OF WASHINGTON DC. HE IS NOW SIXTY-NINE YEARS OLD, DISABLED, AND RESIDES IN THE FIRST FLOOR UNIT. HE PURCHASED THE PROPERTY, BUILT IN 1908, IN 1979. ABOUT 1999, HE BEGAN RENOVATIONS WHICH RESULTED IN THE PRESENT 3-2BEDROOM, ONE BATH UNITS. THIS WORK WAS DONE IN CONJUNCTION WITH DC HOUSING AUTHORITY. IN 2009 HE BECAME PART OF THE DCHA RENT VOUCHER PROGRAM. THE PEOPLE AT DCHA MADE NO MENTION OF CERTIFICATE OF OCCUPANCY OR ANY OTHER LICENSES. DC HOUSING CERTIFIED THE PROPERTY AS IS.

MR. RICKS REPORTS THAT THERE ARE SEVERAL 3-UNIT BUILDINGS IN THE IMMEDIATE NEIGHBORHOOD. HE IS TROUBLED, PARTICULARLY DUE TO HIS PHYSICAL AND FINANCIAL CONDITION, TO BE SINGLED OUT FOR EXTREME SCRUTINY.

THE SET OF ARCHITECTURAL DRAWINGS, 7 SHEETS DATED 1 OCT 12, PREPARED BY ROLAND W. RICHARDSON JR., SHOW THE EXISTING CONDITIONS.

THE DISTRICT IS EXPERIENCING A GREAT LACK OF AFFORDABLE HOUSING UNITS. THIS PROPERTY PROVIDES THREE DESIRABLE TWO-BEDROOM UNITS. I SINCERELY REQUEST THAT YOU SEE FIT TO GRANT MR. WICKS A VARIANCE THAT WILL ALLOW HIM TO OBTAIN A CERTIFICATE OF OCCUPANCY AND MEET APPLICABLE CODE OBLIGATIONS.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18687

EXHIBIT NO. 4

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IN THAT THE PROPERTY HAS EXISTED IN ITS PRESENT STATE FOR WELL OVER FIVE YEARS, IT OBVIOUSLY IS NOT A DETRIMENT TO THE NEIGHBORHOOD. WALKING ON 11TH STREET NW, ONE WILL FIND SIMILAR TOWNHOUSES WITH 3 MAILBOXES. THERE MAY WELL BE OTHERS THAT ARE NOT SO BOLD. IT APPEARS CLEAR THAT THREE UNIT CONVERSIONS ARE COMMON ON THE BLOCK. THE 900 SF LOT / DU, REQUIRED BY ZONING, IS VERY UNREALISTIC IN LIGHT OF THE DEVELOPMENT OF THE NEIGHBORHOOD. MR. RICKS IS CURRENTLY WITHOUT TENANTS UNTIL THIS MATTER IS RESOLVED. THIS PLACES A GREAT FINANCIAL BURDEN ON HIM. HE WANTS TO CONTINUE HIS SECTION 8 RENTALS, BUT IN ORDER TO DO SO, HE MUST OBTAIN THE REQUESTED VARIANCE. IN ADDITION, HE MUST OBTAIN THE BLESSING OF DCRA PLUS A C&O. I TRUST THAT YOU WILL SEE FIT TO GRANT THE REQUESTED VARIANCE. THANK YOU.



DAVID CUMINS MITCHELL

13 SEP 2013

ARCHITECT

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