

“TO WHOM IT MAY CONCERN

Re: 3209 13th Street NW BZA No. 18974

“Dear Neighbor:

I am the owner of the subject property of reference. I have an application pending before the Board of Zoning Adjustment (BZA) for relief to allow the conversion of my property into a three-unit condominium building. The construction will not only necessitates the discontinuance of the current use of the property as a rooming house, a use more intensive than the proposed three-unit condominium, but also requires the complete gut of the existing interior in order to reconfigure, at substantial expense.

The proposed conversion will make adaptive use of the existing building and in fact results in aggregate density reduction. Two parking spaces will be provides on site and are accessible from an improved rear alley. The proposed parking spaces provides one additional space in excess of the minimum required parking for the proposed 3-unit condominium, and will therefore not tend to adversely impact on street parking.

The finished product results in a more aesthetically pleasing building in compatibility with neighboring properties that have been rehabilitated in recent years.

This letter is to solicit your support or position of no objection to the pending application. The project plans are attached for your perusal and consideration.

Please indicate your support or no objection to the proposed conversion and pending application by appending your signature and other pertinent information in the space provided below.

Thank you in advance of your consideration.

Alarik Fritz & Jessica Stewart
3211 13th st NW
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May 19, 2015