

To The Board of Zoning Adjustments:

Re: Hardship of: 2701 11th Street NW
Washington, DC 20001
Lot 0016 Square 2858

Date: February 3, 2015

I am in the process of applying for relief from Zoning Ordinance 401.3 which states that a dwelling with three or more units shall 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 is a corner lot with windows on three sides of the property. By having windows on three sides, we have the opportunity to create very nice two bedroom units that can provide more affordable housing for the Columbia Heights neighborhood. The population density of my neighborhood continues to increase adding to the greater need for three unit apartments. Furthermore, I would be providing an off-street parking space per Zoning Regulations. We also request relief from Lot Occupancy requirement of 60%, as the lot is currently built out at 76% lot occupancy. However, we propose no change in building footprint. Finally, we request relief from Rear Yard requirement of 20'. The rear yard that exists is 19.8', and again, we propose no change in building area or building footprint/lot occupancy.

My hardship:

My property with its current infrastructure is not marketable; that is, it does not meet the minimal standards for District of Columbia residents and would have to be substantially improved in order to do so. 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.

Sincerely,



David Benson, Owner