

5 March 2015

Matthew McDonald, AIA
Principal, McDStudio
4948 St. Elmo Ave Ste 304
Bethesda, MD 20814

Board of Zoning Adjustment
Washington, DC Office of Zoning

Re: Special Exception for 1338 Fairmont Street, NW
DCRA File Job #B1502128
DCRA BZA Case

To Whom it May Concern:

- ① The owner of this property, Eric Piersma is applying for a Special Exception from section 401.11 to increase the number of dwelling units without providing the minimum lot area required for the units (specified in section 3104.1) The building currently has an occupancy permit for two units, and we are requesting a Special Exception to allow for 4 units. Unlike many similar row dwellings on Fairmont Street, NW, this property has onsite parking for up to four vehicles.
- ① Mr. Piersma purchased the property in 1989, occupying it until 2000. During that time, he was instrumental in stabilizing the neighborhood during its "developmental" years. He kept the property renovated and maintained helping to stabilize and raise the property values. He currently resides in the neighborhood, only two blocks away from the subject property thus having an on-going and personal interest in the well-being and maintaining the current character of the neighborhood.
- ① Through his efforts as an early resident of this neighborhood in keeping his property to a high standard, many neighboring properties were able to be sold and later converted into even higher density housing:
- ① 1304 Fairmont is a five unit building with no parking
1308 Fairmont is a four unit building with now parking
1335 Fairmont is a five unit building
- ① As the popularity and therefore property values in this neighborhood continue to increase, this Special Exception would allow Mr. Piersma's property to better accommodate the needs and wants of the new residents and their desire to reside in the Columbia Heights neighborhood. Many of the properties (other than those mentioned above) are single or two family homes, effectively preventing the younger or lower income residents from affordable living options in this neighborhood. Allowing a conversion of this property to a four unit building will allow a more affordable option for

- ⓐ potential residents who would be otherwise unable to live in Columbia Heights. The scope of work calls for maintaining the existing roofline when viewed from Fairmont Street as well as the existing footprint of the building; therefore the character of the neighborhood is maintained throughout this project. While many proposed projects of this scope are "pop-tops" or expansions of the footprint, we are instead choosing to work within the footprint of the current building.
- ⓐ In addition, Mr. Piersma is anxious to bring his property up to current building codes and standards. As part of this work a sprinkler system will be added as well as renovations to the electrical and mechanical systems of the building to comply with the 2012 International Building Code.
- ⓐ Thank you for your attention to this matter, and we look forward to working together with the District of Columbia to further enhancing the Columbia Heights neighborhood.

Regards,

Matthew S. McDonald, AIA
Principal
McDStudio

ⓐ I support Mr. Piersma's Sain Renovation of the
Property at 1338 Fairmont St NW DC 20009

fric f.s.e

1335 Fairmont St NW 20009

06 March 2015

Gustavo M. Ventura
CDR USN (RET)
1336 Fairmont Street NW
Washington, DC 20009

Board of Zoning Adjustment
Washington, DC Office of Zoning

Re: Special Exception for 1338 Fairmont Street, NW
DCRA File Job #B1502128

To Whom it May Concern:

I am writing in support of the Mr. Eric Piersma's proposal to renovate his rental property and to increase the number of dwelling units from two (2) to four (4) units. His rental property at 1338 Fairmont Street NW shares a party wall with my home at 1336 Fairmont Street NW. We have been neighbors for nearly 14 years, and during this time, Eric has been diligent and engaged with this property's management.

We understand that part of the work proposed will include digging out the basement to update that space to current code requirements. Although this scope of work will require some special care to avoid structural shifting, I know that Eric will be incredibly vigilant to make sure the work is done carefully and professionally. The new footers and underpinning that this work will require will provide additional support to our party wall and will supplement our efforts to improve the structural masonry.

In fact, I am quite confident that this project will not only improve the quality of housing at 1338, but it will improve the structural integrity of our housing row. As the last house in a row of adjoined row homes, 1338 is the key bookend.

This project is also encouraging as renovations will take advantage of new building techniques and materials to improve sound proofing between our properties. The original 1894 builders made a respectable effort, but there are seriously better materials and expertise currently used. Eric has always been proactive with ensuring that we never have noise issues from his tenants.

I realize that there will be construction noise and dust from this effort, but Eric has always been considerate. He has always made the effort to keep us aware of his timeline and to ask if things are going well during his projects. Honestly, I could not be luckier than to have him as the property owner next door. He has always been dedicated to quality construction and always pays attention to the details. He's a great neighbor.

I fully support this request for exception and look forward to the exceptional product that Eric is known to demand of his projects.

A handwritten signature in black ink, appearing to read "G. M. Ventura", written in a cursive style.

March 13, 2015

Damon Downing
1334 Fairmont St. N.W.
Washington, D.C. 20009

Board of Zoning Adjustment
441 4th St. N.W. #200
Washington, D.C. 20001

Re: 1338 Fairmont St. NW Application for Special Exception DCRA #B1502128

Dear Members of the BZA:

My neighbor, Eric Piersma, owns the subject property and is applying for a Special Exception to increase the number of dwelling units in his property from 2 to 4; I support his application. The 5 level property is the same size as my home at 1334 Fairmont St NW and can easily accommodate four units due to the square footage, off street parking and the added benefit of being an end unit row home. It is my understanding that the proposed four unit configuration will offer the same number of bedrooms as its current configuration with similar occupancy potential that exists today.

The subject property's original 4,600 square-foot configuration is identical to my home at 1334 Fairmont ST NW and 1336 Fairmont Street NW originally built with 8 bedrooms and 2 bathrooms, built by Architect and Builder Barr and Sonner in 1900 at a cost of \$5,000 each. A number of the homes on the 1300 block of Fairmont Street NW currently have and have had rooming house licenses issued starting in the 1940's. Many of the homes are now high density do to the lot and taxable living area square footage. As a Realtor and home owner at 1334 Fairmont St NW since 1996, I strongly support Mr. Piersma's Special Exception request to convert his property to a 4 unit property and see no negative impact on the neighborhood or this block. Please feel free to email or call me on dtddowning@aol.com or 202-680-9516 if you have any questions or need additional information.

Sincerely,



Damon Downing, Home Owner
1334 Fairmont St, NW

Pair, Parker & Downing Group
Coldwell Banker Residential Brokerage
Washington Harbour | Georgetown Office
3000 K Street, NW, Suite 101
Washington, DC 20007
202-680-9516 (m) | 202-471-5293 (d) | 202-471-5294 (f) | 202-333-6100 (o) | 202-387-8699(h)
e-mails: dtddowning@aol.com

MARK RANSLEM
1326 Fairmont Street, NW – Unit A
Washington, DC 20009

March 10, 2015

Board of Zoning Adjustment
441 4th Street Northwest #200
Washington, DC 20001

Re: Application for Special Exception for 1338 Fairmont Street, NW
DCRA File Job #B1502128 – Mr. Eric Piersma, Applicant)

To Whom It May Concern:

Please accept this letter of support for Mr. Eric Piersma's proposal to renovate his rental property and to increase the number of dwelling units in his building from two (2) to four (4) units, at 1338 Fairmont Street, NW. I am the ANC commissioner for the district in which this property is located, and I have known Mr. Piersma for almost five (5) years. I am also the vice chair of ANC1B's Zoning, Preservation & Development Committee. I know him to be one of the leading property owners in this neighborhood—someone who has paid critical attention to not only his property, but to his neighbors, and to Columbia Heights as a whole. His efforts have attracted many others who want to invest and live in this part of Washington.

I understand that part of the work proposed will include excavating the building's basement to bring it up to current code for unit height requirements. I am confident Eric will be very mindful to make sure the work is done in a professional manner. I also understand he will be adding new footers and an underpinning to maintain, and also improve, the structural integrity of the common wall between his property and that of Mr. Gus Ventura, owner of 1336 Fairmont St., NW. The work Eric will have done requires very careful professional supervision since his building is the west end of a row of contiguous row houses. I've been advised that this project will also encourage that these renovations take advantage of new building techniques, as well as high-grade materials, to improve sound-proofing between the Piersma and Ventura properties.

Please be advised that I fully support this request for an exception for which Mr. Piersma is applying. If you have any questions, please let me know. Thank you.

Sincerely,



Mark Ranslem

Michael Rosinbum
1345 Euclid St. NW
Washington, D.C. 20009

March 9, 2015

D.C. Board of Zoning Adjustment
441 4th Street NW Suite 200S
Washington, DC 20001

In Re: 1338 Fairmont St. NW – Special Exception/DCRA File #B1502128

Dear BZA Members:

I have owned and lived in the home directly behind 1338 Fairmont Street N.W. since July of 2011, and am writing to support Eric Piersma's application request for a Special Exception.

It is my opinion that the proposed conversion to four units including parking will have no negative impact on the neighborhood. In fact, there are numerous multi-unit (four +) buildings next to, and surrounding my home in the R-4 Zone and none are causing any adverse affects to the neighborhood. I'm also confident that Mr. Piersma will execute a quality renovation and continue to manage the property well.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Rosinbum', followed by a horizontal line.

Mike Rosinbum
Owner; 1345 Euclid St. NW