

1 July 2015

Matthew McDonald, AIA
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Board of Zoning Adjustment
Washington, DC Office of Zoning

Re: Zoning Variance for 1338 Fairmont Street, NW
DCRA File Job #B1502128
DCRA BZA Case #FY-15-23-Z

To Whom it May Concern:

As an addendum to our letter dated 25 June, 2015, please include this clarification below with regards to Section 3103.2. Specifically, I would like to address and further clarify item 2, that not approving the variance *"would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner of the property."*

Since purchasing the property in 1989, Mr. Piersma, the owner, has made multiple, costly renovations to the existing 3 units and to the building as a whole. Upon learning that the 3rd basement did not comply with current building codes and zoning regulations, Mr. Piersma attempted to bring his building up to code, but learned it was not compliant with the current zoning regulations as well as that it would need substantial upgrades such as an automatic sprinkler system. Adding a sprinkler system would require a significant renovation to locate the new pipes and route them to each unit. To help offset these costs, Mr. Piersma would like to divide the building further into 4 units.

From a practical stand point, if the number of units in the building is lowered to 2 total units, it would result in one, two-level unit, and a second 3-level unit. From an affordability and practical standpoint, converting the existing configuration to 4 units provides units that are more feasible to rent and can be rented to a wider demographic. One and two bedroom units are much more popular and can be rented at a competitive price point in Mr. Piersma's current neighborhood. The larger units harder to both rent and/or sell.

It is the overall intent of Mr. Piersma to find a cost effective solution to bring his building up to the current building codes while maintaining the character and quality of life currently found along the 14th Street Corridor.

Regards,

Matthew S. McDonald, AIA
Principal
McDStudio

Board of Zoning Adjustment
District of Columbia
CASE NO.19029
EXHIBIT NO.32

