

Lloyd Jordan, Chairman
Board of Zoning Adjustment
[441 4th Street, NW](#)
[Suite 210S](#)
[Washington, DC 20001](#)
bzasubmissions@dc.gov

Re: Letter in Support - BZA Application No. 19029; [1338 Fairmont Street, NW](#)

Dear Chairman Jordan and Board Members:

I am writing in support of the zoning variance applied for by Mr. Eric Piersma at [1338 Fairmont Street NW](#). Having been in the business of apartment rental in the [1300 block of Euclid Street NW](#) since 1988 I have found in those 27 years the greatest demand consistently to be for moderately sized 1 and 2 bedroom units either for individuals, couples, or roommates. Anything larger does not attract families, in my experience, but rather groups who often pose risks to the property as well as to the peace and tranquility of neighbors and co-habitants in the building. Smaller apartments fit the demands of the young, upwardly mobile demographic our neighborhood attracts, while larger apartments are more difficult to rent and do not compensate the landlord for the greater amount of space to be outfitted and maintained.

For these very reasons, four years ago we sought and obtained a space variance on our property at 1308 Euclid to remodel the basement as an individual apartment (as it had been at the time of purchase) rather than combining it with an apartment on the first floor into a single unit twice the size. In my experience, such an apartment would have been an albatross, whereas the first floor and basement as individual apartments rent very easily to the demographic I have described.

Currently we receive rents of \$1,200 to \$1,300 per occupant, which makes this a viable enterprise when taxes and upkeep are taken into account. These are the rents we receive in our building.

#B--2/1, 900 sq ft, \$2500/mo

#1--1/1 + den & deck, 1000 sq ft, \$2400/mo

#2--duplex, 2/2 + den & deck, 1600 sq ft, \$3600/mo

All the apartments we rent have been upgraded within the past four years with modern finishes, new kitchens and baths. Without the upgrades it would have been difficult to rent the units at market rate.

Sincerely,

Edward Bruske