

EXHIBIT F

WELLS + ASSOCIATES



April 29, 2015

Matthew LeGrant
Zoning Administrator
Department of Consumer and Regulatory Affairs
1100 4th Street, SW
Washington, DC 20024

1420 Spring Hill Road
Suite 616
Falls Church, Virginia 22102
703-917-6626
703-917-0739 fax
www.mjwells.com

RE: Parking Accessibility
1828 Ontario Place, NW
Washington, DC

Dear Mr. LeGrant,

Bogdan Builders, hereinafter "Applicant," proposes to redevelop the property at 1828 Ontario Place, NW. The redevelopment would convert the single family residence to four multifamily residences in the R-5-B Zoning District. The lot will have two parking spaces: one conforming (proposed) and one non-conforming (existing). Access to the parking will be provided from the public alley to the rear of the property. The non-conforming space will be accessed directly via the public alley and the proposed conforming spaces will be accessed via an 8-foot driveway.

Based on my discussions with Mr. KC Price and Mr. Martin Sullivan, I understand that you have requested an opinion regarding the accessibility of the conforming (proposed parking space). In order to evaluate the accessibility of the proposed parking space, Wells + Associates conducted an AutoTURN analysis using two representative vehicles: a Chevrolet Cobalt and a Ford Expedition. As shown on Figures 1 and 2, the Chevy Cobalt can enter the parking space from either direction by backing into the space. The Cobalt can then egress in either direction by leaving the space front-first into the alley. As shown on Figures 3 and 4, the Ford Expedition also can enter and exit the parking space in the same manner but would require additional back and forth maneuvers to access and leave the parking space via the alley proper.

We hope this letter provides you with adequate information regarding the accessibility of the proposed parking space for 1828 Ontario Place.



Should you require any addition information, please do not hesitate to contact me at 703-676-3608 or jlmlanovich@mjwells.com.

Sincerely,

Jami L. Milanovich, P.E.

A handwritten signature in blue ink that reads 'Jami L. Milanovich' in a cursive script.

Principal Associate

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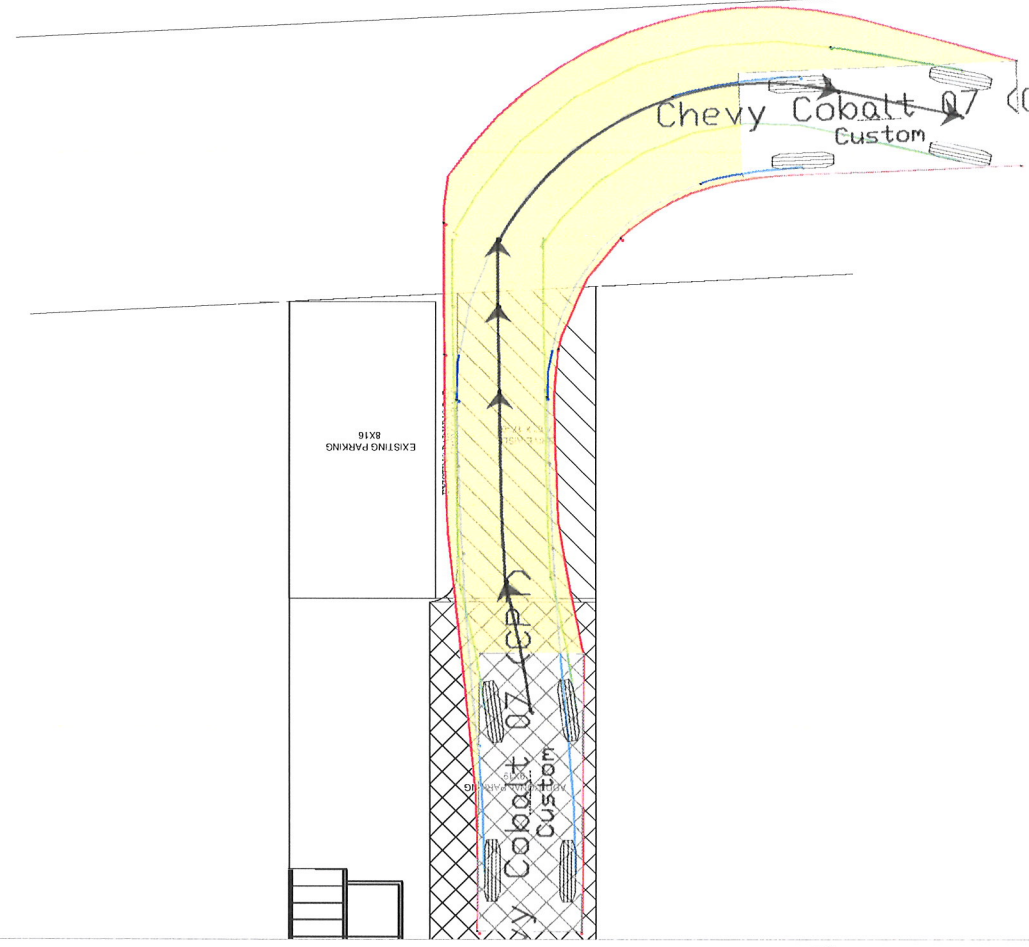
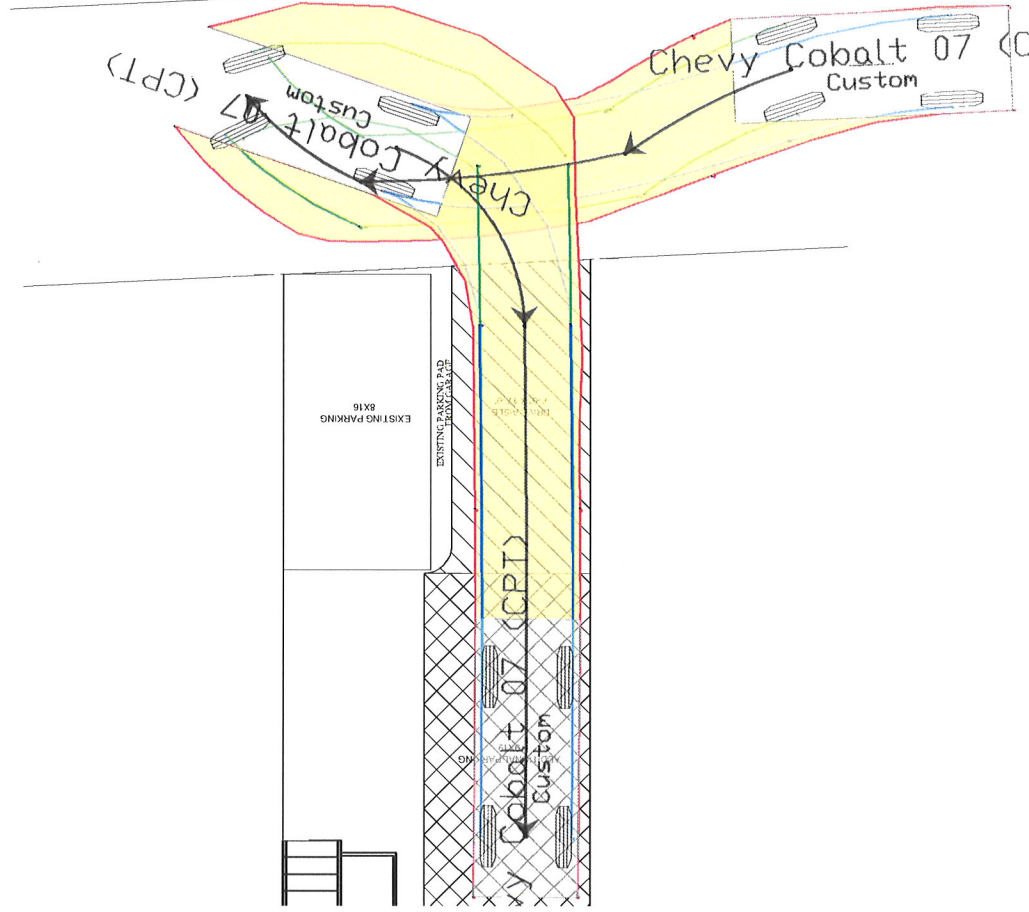
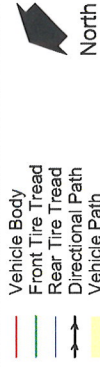
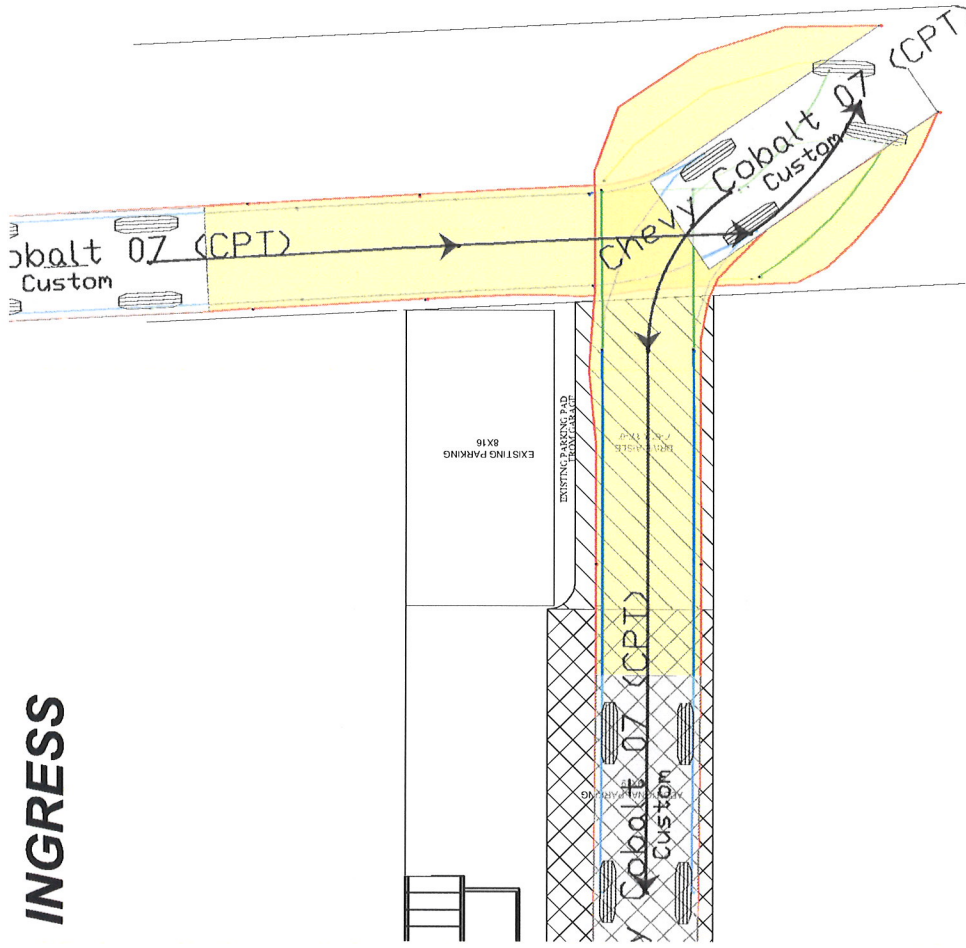


Figure 1
Chevrolet Cobalt - Compact Car
Access To/From South



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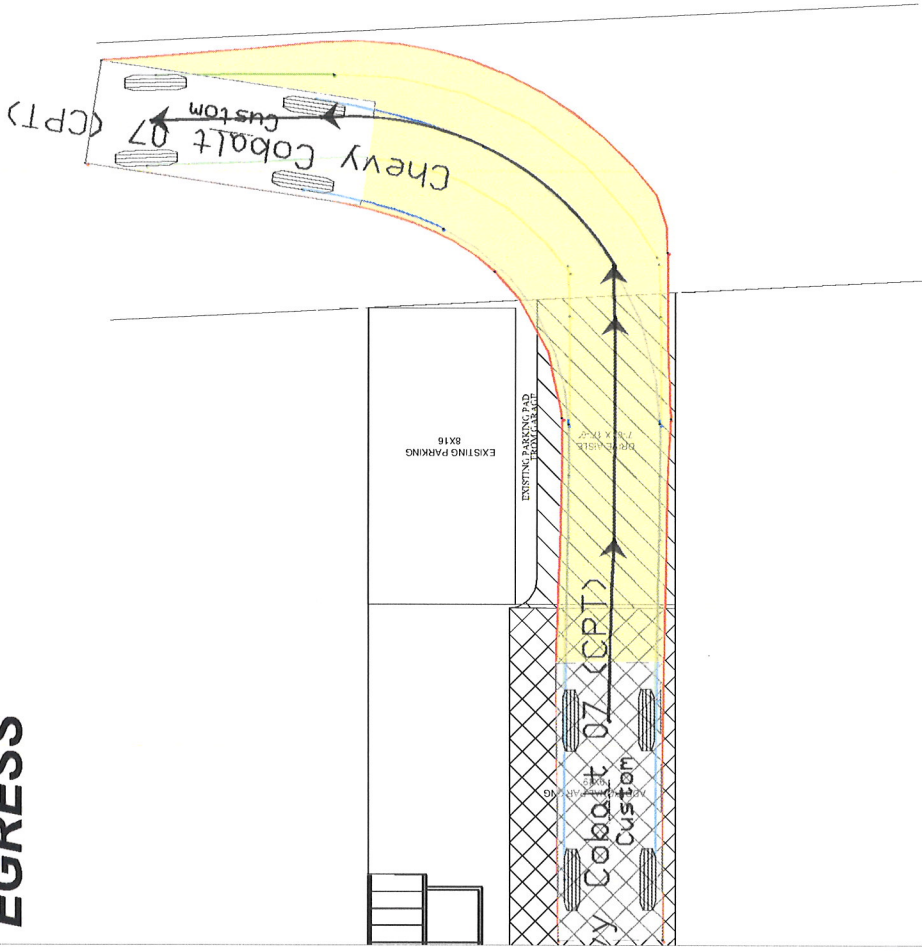
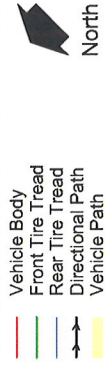


Figure 2
Chevrolet Cobalt - Compact Car
Access To/From North



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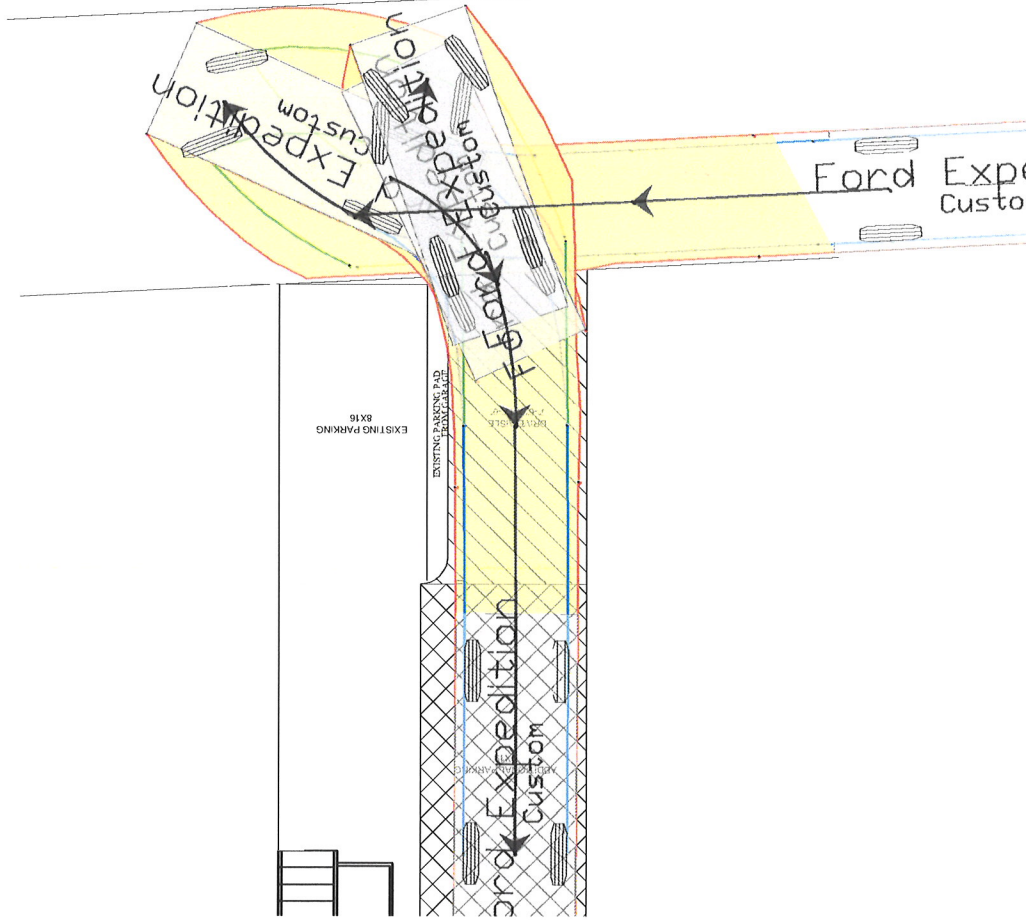
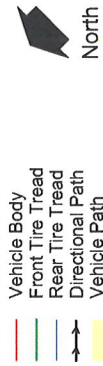
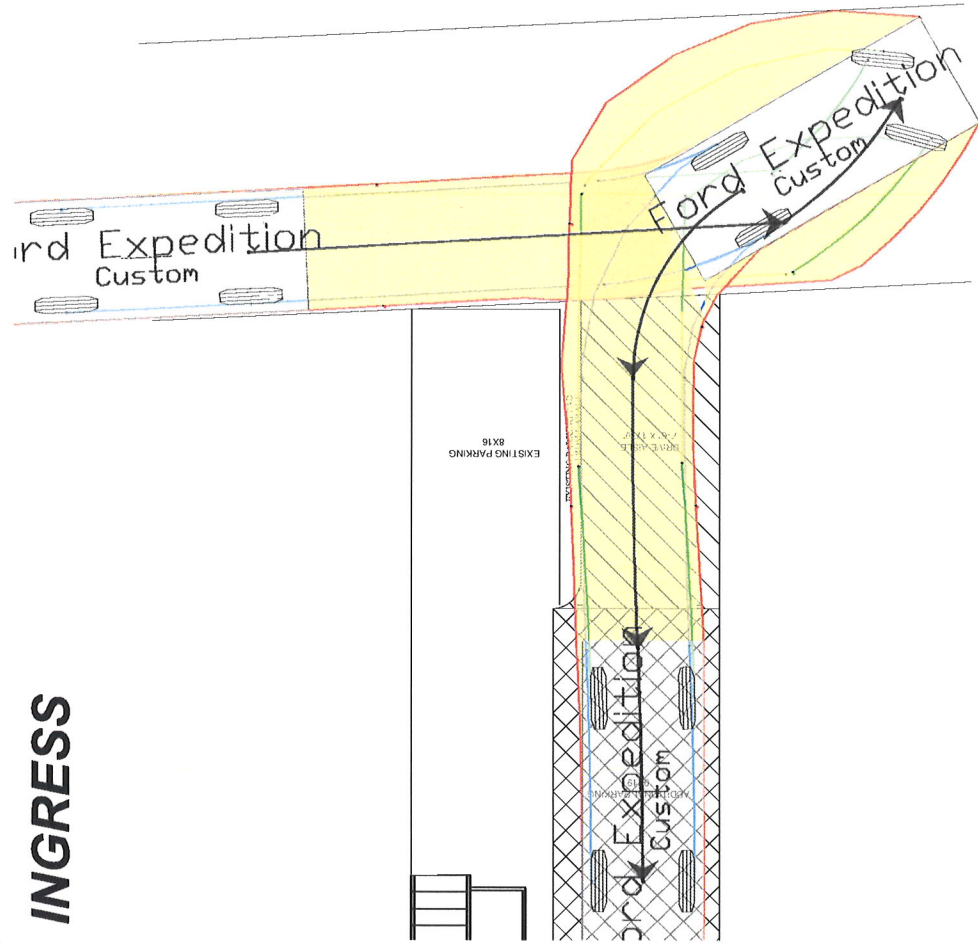


Figure 3
Ford Expedition - SUV
Access To/From South



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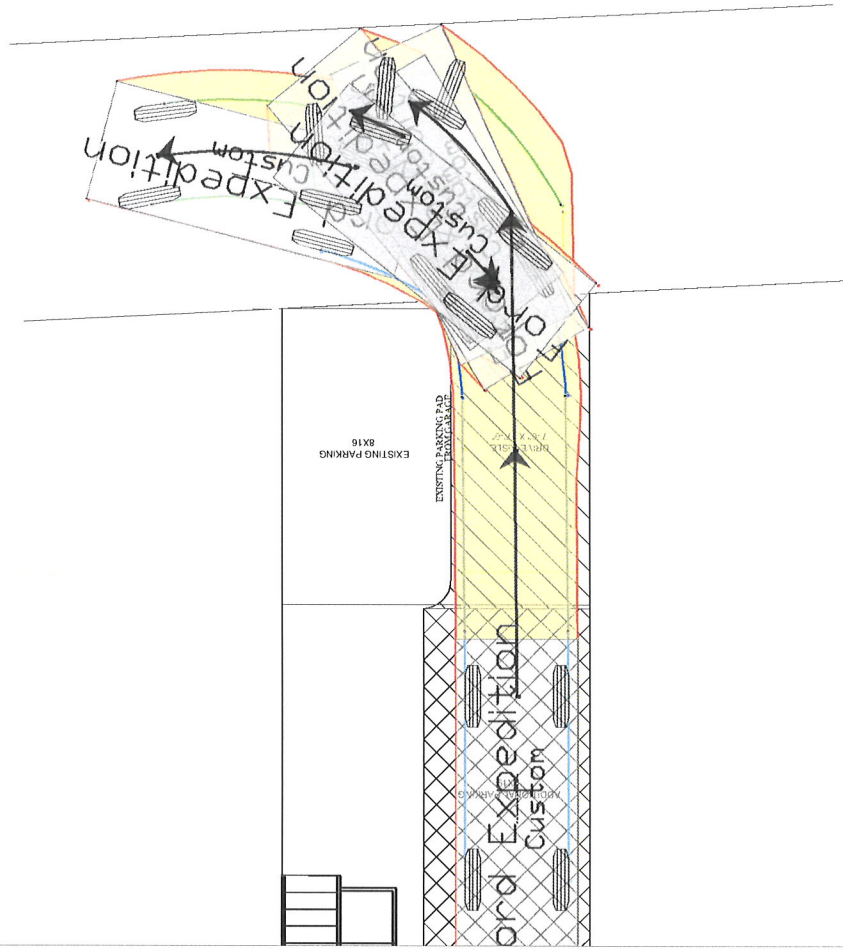


Figure 4
Ford Expedition - SUV
Access To/From North