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Subject: 1440 Newton Street, NW, Washington, DC

Subdivision of Lot 844 in Square 2677

The current three owners purchased the subject property on August 4, 1982 to use it as their future retirement residence. At that time, the property was zoned R-5B and multiple units could be built in accordance with then existing regulations. This zoning for this parcel of land was selectively downgraded from R-5B to R-4 on Jan. 4, 2008 (see attached Z.C. ORDER NO. 06-36) – a major FINANCECIAL PENALTY. Major areas on Newton Street, NW, between 14th & 16th street were left with R-5B - then existing Zoning (see attached Rezoned Map).

The DEED clearly stated that the subject property consisted of lots 585 & 586 and said land is now TAXED as lot 844 in square 2677 (see attached copy of partial Deed). When we started the preparation of Building Plans, we learnt that the Zoning has been changed to R-4, and our verbal inquiries from surveyor's office confirmed existence of two recorded lots (585 & 586). With this background (existing 2 recorded lots), we prepared the Building Plans in accordance with regulations for R-4 Zoning and submitted to DCRA for obtaining Building Permit on 4.10.12 (see attached "Track Status of Building Permit Application). The first we ever learnt from DCRA that the subject property need to be subdivided, before the Building Permit can be issues was on 9.2.14 (see attached "Track Status of Building Permit Application).

Furthermore, majority of the existing buildings on Newton St, between 14th & 16th Streets, are Condos, Apartments and multiple unit dwellings (see attached property owner's list)

In view of the aforementioned, it is humbly urged that this subdivision be approved, as it will be in conformance with existing character/use of this block. In addition this is the only undeveloped piece of land in this block. Denial of the subdivision will be singling out & panelizing the owners once again who in good faith purchased this property, paid taxes, maintained it for 33 long years, incurred expanse, time & efforts.

Hoping for a favorable decision by the honored members of this Board.

Thanking you.