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January 17, 2017

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

RE: BZA Appeal No. 19374

Dear Sir or Madam,

Bogdan Builders, Inc. wishes to register its support in favor of JC Development with regards to their ongoing development of habitable cellar level space at 1514 Q Street NW Washington, DC 20009.

As a real estate investment and development company, with nearly 30 years of successful history in developing real estate mutli-family properties within the Greater Washington, DC metropolitan area, including the District of Columbia, we have developed several properties that have used cellar level habitable spaces. Among all of our developments that have featured cellar level habitable spaces, all were properly permitted for by the various government and municipal agencies.

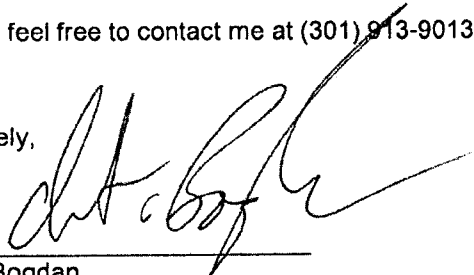
Specifically, the following projects noted in the table below depict some of our past development projects that have included cellar-level space that is deemed habitable:

Property	Project Name	Type
1307 Irving Street NW Washington, DC	Irving Street	Residential Condominiums
1703 13th Street NW Washington, DC	Logan Phase I	Residential Condominiums
1345 Kenyon Street NW Washington, DC	Kenyon	Residential Condominiums

Further, we are also aware of a myriad number of on-going and completed multi-family projects by other developers within the District that feature an entire level of cellar habitable space. Many of these projects, which are located within the Dupont Circle and Adams Morgan submarkets, feature units where the ceiling height of the basement is less than four feet from grade level, thereby clearly making it a habitable cellar space.

Please feel free to contact me at (301) 913-9013 should you require further comment and/or support.

Sincerely,


Chris Bogdan
President/CEO
Bogdan Builders, Inc.
5272 River Road, Suite 400
Bethesda, MD 20816
P: (301) 913-901



2Plys, LLC
540-818-5087
adam@2plys.com

BZA Appeal
No. 19374
January 16, 2017

Letter of Support

Attn: BZA Board Members

This letter is written to support in favor of JC Development and their ongoing development of habitable cellar level spaces.

I work in the architecture & development industry in Washington DC, on dozens of home projects yearly with Real Estate Developers. If in the future cellar spaces were to be declared as un-inhabitable, it would unnecessarily block the use of entire levels of thousands of homes across the city.

The cost of living is already high here in DC. Stripping away a substantial portion of the available living space doesn't make sense.

If one were to compare the visual impact that cellar-level dwelling units has on a neighborhood with the large 3rd floor and rear additions often seen, they are not even noticeable! Cellar level living spaces don't block sunlight & views for neighbors. They are politely out of the way, private, and in my opinion, necessary.

Please, please vote in favor of continuing to allow Cellars, at 4' or less above grade to continue to be excluded from FAR calculations. Don't take this away from the real estate of DC because a few people got upset over one project.

Please feel free to contact me for further comment or support.

Adam Crain 
Adam@2plys.com
540-818-5087

January 12, 2017

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

Re: BZA Appeal No. 19374

Dear Board Members:

I wish to register my letter of support in favor of JC Development and their ongoing development of habitable cellar level spaces.

I am a homeowner in the Adams Morgan neighborhood of DC. My home has an entire cellar level habitable space which we use as bedroom, living and bathroom spaces. This space was permitted and renovated within the past 10 years.

If this space were to be declared as un-inhabitable, then we would lose a substantial portion of my home's use and value.

I am aware of hundreds of similar English basement apartments, in Dupont Circle and Adams Morgan where the ceiling of the basement is less than 4 feet from the grade, thereby making it a habitable cellar.

Please feel free to contact me for further comment or support.

Sincerely yours,

Eric Hirshfield
2294 Champlain Street NW
Washington, DC 20009
202-251-2004 cell
eric.hirshfield@gmail.com

January 12, 2017

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

Re: BZA Appeal No. 19374

Dear Board Members:

I wish to register my letter of support in favor of JC Development and their ongoing development of habitable cellar level spaces. I am the owner of a title company in the District of Columbia, in addition, I am a licensed real estate attorney. I represent developers that work diligently to make the District of Columbia the vibrant, rejuvenated city that it has become over the past few years. Without the contribution of such developers, DC would never be enjoying the renaissance and growth that it is currently experiencing. This steady growth is adding millions of dollars to the District of Columbia coffers, which provides for better public amenities, schools, hospitals, parks, infrastructure and a general better way of life for all of us working and living in the District of Columbia.

As we all know, one of the keys to the continued success of the District of Columbia is providing for the necessary and affordable housing that supports the increasing population. These affordable units are often found in the habitable cellar level spaces being built in today's urban environment. These cellar spaces, also known as "English Basements," are offered at a discounted, affordable rate. This has largely supported the growing population of young professionals pouring into the District and contributing to our overall economy. However, should the cellar spaces be deemed un-inhabitable, the District of Columbia would be directly alienating a large host of individuals from entering the DC Housing market; which would be a costly and inequitable mistake.

In conclusion, please consider approving of the continued development of cellar level spaces, at 4' or less above grade. Allowing for these spaces will directly support homeowners, young professionals, students, and lower income families within the District of Columbia.

Please feel free to contact me for further comment or support.

Sincerely,



Kevin D. Anderson, Esq.
President and CEO
Standard Title Group, LLC

1734 20th Street, NW
Washington, DC 20009

office 202-888-0132
fax 202-851-2340

January 16, 2017

Board of Zoning Adjustment
441 4th Street SW, Suite 200S
Washington, DC 20001

Dear Board Members,

I am the owner of a Logan Circle row home which has a basement apartment. Actually in zoning terms this would be called a cellar since the ceiling is less than four (4) feet from the grade level.

I have owned my house since 1996 and have always had a basement apartment tenant. As you can see from the attached Certificate of Occupancies dating from 1968, 1982 and 1998 - there has been a basement (cellar) apartment here for almost 50 years. The house was built in 1880's and I am sure was always a habitable and occupied cellar.

To reverse this law, would reverse decades and probably 100+ years of Washington DC homeowners, residents and tenants using their basement/cellar levels for vital living space.

See attached Certificates of Occupancy : 1968, 1982 and 1998.

Sincerely yours,

Tom Hardy



District of Columbia Government
Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration Zoning Division
P.O. BOX 37200 — Washington, D.C. 20013-7200

B 00181659

CERTIFICATE OF OCCUPANCY

AUGUST 12 1996
(date)

Permission is hereby granted to THOMAS HARDY
to use suite(s) _____ on the BASEMENT, FIRST, SECOND AND THIRD floor(s)
of the building located on lot(s) _____ square 242
known as premises 1334 VERMONT AVENUE, N.W. for the following
purpose(s) FLAT - 2 UNITS (UNIT IN RSMT. AND UNIT ON FIRST - THIRD)
NOT SEXUALLY ORIENTED [su]

BZA # _____

EXPIRATION DATE _____

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES
AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated. ONLY
for the premises, or part thereof, and for the purpose(s) indicated above, and IS NOT
TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE
in the type of business, ownership of business, or part of premises used therefor, will
render this Certificate VOID and a NEW Certificate must be obtained.

ZONE R5D FEE \$ 32.00

Hampton Cross, Director

By: _____

Designee

OFFICE COPY

Form LII-P-601
(Rev. 9-78)

CERTIFICATE OF OCCUPANCY

No. **B130069**

Washington, D.C., **4-13**, 19 **82**

Permission is hereby granted to **Mr. & Mrs. Elmer Brooks**

to use the **Base 1st, 2nd, 3rd** floor(s) of the building located on Lot **54** Square **242**

known as premises **1334 Vermont Ave. N.W.** for the following

purpose(s): **Two unit flat- One unit basement**
One unit first, second, third floors

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

ZONE
R5C

FEE \$ **20.00**

Permit paid on orig. #
B98852.
Chief, Permit Branch

[Signature]
Permit Clerk

DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS GOVT. OF DIST. OF COL.

OFFICE COPY

SCANNED 8.20.96

CERTIFICATE OF OCCUPANCY

No. B 51993

Washington, D.C., MAY 27TH, 1968

Permission is hereby granted to HELEN CANTRELL NASHto use the ALL & BASEMENT floor(s) of the building located on Lot 64 Square 242known as premises 1234 VERMONT AVENUE, N.W. for the followingpurpose(s): ROOMING HOUSE WITH NO MORE THAN 8 UNITS ABOVE 1ST FLOOR

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VOID INDEFINITELY, unless an expiration date is stated, ONLY for the premises, or part thereof, and for the purpose(s), indicated above, and IS NOT TRANSFERABLE to another period or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used herefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPT. OF HEALTH & INSPECTIONS, GOVT. OF DIST. OF COL.

ZONE R-5-C

FEE \$ 12.00

Chief, Permit Branch

By [Signature]

OFFICE COPY