**EXHIBIT E:** **Letter from Prior Owner of Property**

BZA
Case No. 16800
Exhibit No. 9

Board of Zoning Adjustment
District of Columbia
CASE NO.16800
EXHIBIT NO.9

September 17, 2001

Elizabeth Luessenhop
C/o Charles Luessenhop
7927 Jones Branch Drive, Suite 100-South
McLean, VA 22102

District of Columbia Board of Zoning Appeals
841 North Capitol Street, NE
Washington, DC 20001

Dear Board Members:

I am writing in support of Sheila Strain's request for a variance for the property located at 1913 13th Street, NW. I was the previous owner in 1988, and renovated the property at that time. When I purchased the building, the structure already had been converted from a simple "rooming house" to a four-unit structure, although each unit did not have a separate kitchen or cooking space. After purchase, I worked with several contractors to install separate electrical meters, kitchen areas, central air, as well as upgraded the utilities, fire alarm, plumbing, and installed a fire escape. I worked closely with several DCRA officials in relation to this renovation. Signs were posted on the property during the renovation period and the District approved all documents.

The contractors that I worked with included Jose Alvarez's company for the plumbing and kitchen upgrades, as well as Tony Hughes to install several central air conditioning units. Pepco installed the separate electrical meters for each unit at the end of 88/early 89. I sold this property in early 1998 to Thomas Brown and Terrence Banks. Since that sale, the building has resold twice. Since it has been over 10 years since the work was done, and since I no longer owned the property, I no longer have copies of the permits that I received from the city to do this work. This is disappointing as all DC procedures and regulations were followed in 1988 when I did this work.

I became aware from Ms. Strain that the District stated that they no longer have a copy of the work permits that allowed me to do this renovation. As the renovation was financed through a lender, there is no way that I could have been approved and done the work without meeting the procedural requirements of the city and verifying the information with the lender. As Ms. Strain has just purchased the building, it is proper that she work with District officials to secure all proper documentation for the building. I hope my input has been helpful to clarifying the process used when the building was originally converted for use as a four-unit apartment house.

Sincerely,

Elizabeth Luessenhop