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EXHIBIT V

Consistent with subsection 3103.2, by reasons of:

1. The physical characteristics (configuration) of the property, provisions for 1 parking space (9'x19'), 20' rear yard and 8' side yard requirement cannot be met.

2. Granting the application will not be of any detriment to the public good. Traffic, noise, and lighting will not be affected. In addition, the proposed building attempts to match the prior building and will enhance the vitality of the neighborhood.

3. Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and map. The attached certificate of occupancy granted 2nd and 3rd floors for Rooming House.

A decision contrary to the above variance request will result in exceptional practical difficulties and undue hardships upon the owner. A negative response will:

A. Deprive the owner of a bedroom/family room
B. Entail costly re-construction of new footings and foundations
C. Force a revised building which will be less attractive for family dwelling.
D. Force total construction cost to double proposed building cost
E. Deprive the District of Columbia from potential tax based revenue and other revenues.

BZA
Case No. 16976
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
CASE NO. 16976
EXHIBIT NO. 8