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November 07, 2005

Mr. Geoffrey Griffis
Chairman
District of Columbia Board of Zoning Adjustment
441 4th St., N.W.
Wash. D.C. 20001

RE: BZA Application #17377
Application of 5401-09 9th St., N.W.

Dear Mr. Griffis:

I am writing in support of the above referenced application for approval by the BZA. based upon the burden of proof presented by this applicant to support the basis for the approval, it my belief that the three prong test has been met, i.e.:

1. **The property is unusual because of its size, shape and topography or other extraordinary or exceptional situation or condition.**

The property is a nonconforming apartment building in an R-4 zone. As a real estate broker in the District of Columbia, we are faced with a dearth of affordable and workforce and housing and pent up demand for two and three bedroom units available throughout the City. This unusual situation has arisen within the last 10 years due to rapidly escalating real estate prices. This situation is highly unusual and certainly exceptional. Because the existing units are all one bedroom, it is my understanding that this development is attempting to address this serious demand by creating an additional bedroom in four of the units by extending no more than 1/3 of the upper floor area above the units.

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2. **The owner would encounter practical difficulties if the zoning regulations were strictly applied.**

   It is difficult to argue that if this applicant would be required to demolish 45% of the building's gross floor area for it to comply to existing zoning regulations is would be woefully burdensome particularly when it would result in only approximately 2,600 GSF of mezzanine floor area. In addition, the proposed mezzanine does not exceed the height restrictions.

3. **There is no substantial detriment to the public good or substantial impairment to the intent, purpose and integrity of the Zone Plan.**

   In his instance, granting the relief requested would actually be result in substantial public good that would greatly benefit the City as well as the community as evidenced by the overwhelming community support for this project. Finally, the professional real estate and local housing community is attempting to encourage more development of workforce and affordable housing throughout the District of Columbia.

Thank you for your favorable consideration in this matter.

Sincerely,

Sheila Cross Reid
Broker

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FAX

TO: BZA Board Members FROM: Sheila Cross Reid

FAX: 727-6072 PAGES: (Including Cover) 3

RE: DATE: 11/08/05

☐Urgent ☑For Review ☐Please Reply

Message:

Letter in Support of
BZA Application #17377

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THANKS