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November 16, 2005

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D.C. OFFICE OF ZONING
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Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
Room 210
441 4th Street, N.W.
Washington, DC 20001

Re: BZA Case No. 17392
1700 Q Street, N.W. (Square 156, Lot 264)
Revised application for special exception and variance for a home occupation

Dear Mr. Griffis:

This is to request leave to submit the name of our expert witness, Darrel Rippeteau, AIA. Mr. Rippeteau is principal in Rippeteau Architects, PC, 1530 14th Street, N.W., Washington DC 20005. He will testify on the appropriateness of the use of the building for residential purposes, the adaptation of the building under historic preservation controls, and other matters within his area of expertise. His resume is attached

In addition, we request leave to call as an expert witness, Mr. Yigal Rappaport, a real estate broker who knows the Dupont Circle market area and can testify as to the marketability of the property at 1700 Q Street for residential purposes. A copy of his letter to ANC 2B is attached.

Please call if there are any questions.

Yours very truly,

Stephen N. Gell

Enclosures
cc: Babak Movahedi

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17392
EXHIBIT NO. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 17392
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YIGAL RAPPAPORT
REAL ESTATE BROKER

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Frederick, Md 21704
301-865-4199
301-651-1897
yigalhouse@gmail.com

October 19, 2005

Darren Bowie, Chairman
Advisory Neighborhood Commission 2B
1529 Q Street, N.W. #4
Washington, DC 20009

Re: 1700 Q Street, N.W.

Dear Mr. Bowie:

I am a real estate broker with 27 years of experience in the Washington DC Market, much of which has involved Dupont Circle and environs. Given my expertise, I have been asked by Mr. Babak Movahedi of Dupont Title and Settlements to examine his premises at 1700 Q Street, N.W. to determine its usefulness as a residential property and marketability as such.

The building is a long narrow building beginning at the Southwest corner of 17th and Q Streets in Northwest Washington. It continues down Q Street approximately 100 feet. The rear of the building is blocked by the walls of the buildings at 1540 17th Street and 1702 Q Street and there is no access to the alley. A window on each floor faces the adjoining building and provides little or no light, ventilation or view. Given the narrowness of the building and its landlocked condition, locating bedrooms away from the windows on 17th and Q streets is not practical. However, bedrooms with windows overlooking 17th or Q are much too noisy for restful sleep. This significant drawback in the location and layout of the house makes it a difficult property to use or market for residential purposes. In my opinion, the best use to be made of the building is a low-impact office use; *ie.* professional, non-profit, *etc.*

I have also been asked to opine on the impact of the office use on residential properties along Q and 17th Streets. A low-impact office use should have no appreciable impact. The urban residential ambience should not be affected by the use of 1700 for an office. If there is any non-residential impact, it would come from the non-residential uses across 17th Street and across Q Street. However, in an urban setting as this one, residential and commercial uses tend to exist harmoniously, despite their proximity. Residents and

prospective purchasers are looking for the active street life that the restaurants and other commercial uses provide. There should be little effort by other residential buildings to convert to commercial, given the robust market for residential properties in the area.

Yours very truly



Yigal Rappaport

DARREL RIPPETEAU, AIA
President

Registered Architect:

District of Columbia
Maryland
New York
Virginia
National Council of Architectural Registration Boards

Bachelor of Architecture, Syracuse University, 1973

U.S. Army Corps of Engineers, Republic of Viet Nam

Professional Experience

Darrel Rippeteau, a registered architect in three states and the District of Columbia is experienced in building alterations and tenant build-out work for offices, retail, residential and institutional projects.

Rippeteau Architects, P.C. has won several American Institute of Architects awards for design excellence and preservation. The firm's work has appeared in architectural and professional publications, and has been recognized by the New York State Preservation Society, the Department of Energy, the Prince George's County Preservation Society, and the National Capital Area Energy Conservation Organization.

Mr. Rippeteau is a past president of the Washington Building Congress, a founding architect of the National Building Museum, a member of the National Trust for Historic Preservation, and past chairman of the District of Columbia Building Industry Association Retail Committee. He has served on the Board of Directors of the Washington DC/American Institute of Architects, he plans programs for the International Council of Shopping Centers and is Honorary Committee Chair for the Builders' Ball

Rippeteau Architects prepared the chapter on Historic Preservation for the Eighth Edition of Architectural Graphic Standards (John Wiley and Sons), the most widely consulted reference book in the building design industry. The firm provided technical expertise, research, and graphics for the chapters on masonry waterproofing, multiple wythe masonry construction and stone veneer construction. In addition, Rippeteau prepared illustrations for the Building Systems Integration Handbook (John Wiley and Sons), with particular emphasis on the interaction of building frame and enclosure systems.

The firm's principal projects include commercial renovation and improvement projects throughout the Washington, DC area. Clients include BTG, Inc., in Fairfax, VA, Proxicom in New York, NY, and The National Press Building in Washington, DC. Retail projects include Potomac Mills in Prince William, VA, Sawgrass Mills in Sunrise FL, The Shops at the National Press Building in Washington, DC, TownMall in Westminster, MD and the Museum Store at the National Cathedral in Washington, DC. Projects for Key Corp, Foundry Church and the Antique Boat Museum have won local AIA design awards.