

To whom it may concern:

The property located between D and E, behind the Grocery store and the International Trade School is under consideration for improvement.

The owner asked my opinion of the value in rent or sale and which would be the easiest to achieve. The improvement question was either a Studio or a Single Family Dwelling.

It is my belief that the best use of the property will be a single family dwelling. The rent will be higher and the tax value to the Community likewise will be higher.

The sales value of the property will range in correlation with the finished product, the square footage and the flow. Single family units are in higher demand than artists studios and and out of view commercial spaces.

Residences likewise will be easier to rent than a commercial space, in an out sight location.

John Smith

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18234

EXHIBIT NO. 25

Board of Zoning Adjustment
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