

February 9, 2016
Via email and IBIZ

Board of Zoning Adjustment for the District of Columbia
441 4th Street, N.W., Suite 200S
Washington, DC 20001

Re: BZA Application #19228 for Mr. Michael Buff : Square 194, Lot 91

Dear Board Members:

SUBJECT: Request for Waiver of Notification Requirements

We are writing to request that the Board move up consideration of our variance application for 1513 Church Street NW to a date as soon as possible or as the Board is comfortable with. Our hearing is currently scheduled for April 5, 2016.

We respectfully request that the Board hear the matter at an earlier meeting, given the straightforward and uncontroversial nature of the project. The long wait time for a hearing poses a significant financial strain for us, and we would be extremely grateful for your consideration in light of the following:

- This project will not expand the footprint of the house or negatively impact our neighbors;
- The ANC Zoning, Planning and Design Committee supported our request at their publically noticed meeting on February 3rd. The Commissioners present anticipated support of the application by the full ANC at their February 10th meeting;
- Both of the immediate neighbors support the project and have submitted letters of support (attached);
- We have met with The Office of Planning. The staff person has no issues with the proposal and has agreed to submit an OP report in a timely manner to facilitate earlier consideration of our application;
- We have met with the Office of Historic Preservation. The staff person responsible has agreed to our proposal and has stated she can approve the building application at the staff level.
- We plan to live in the upstairs unit. An April hearing date means several more months during which we have to carry two mortgages and forgo offsetting rent from the second unit, a major financial burden.

Additional information about the property and our proposed project is included below. Thank you in advance for your consideration—we appreciate it a great deal!

For these reasons we request that the Board waive the notification requirements and schedule a hearing date at the earliest possible time available to the Board's comfort.

Warm regards,

Michael Buff and Farrah Freis Buff

Board of Zoning Adjustment
District of Columbia
CASE NO.19228
EXHIBIT NO.23

BZA #19228

Additional Information:

We submitted an application for an Expedited Hearing on January 13, 2016.

The property consists of two legal units and was investor-owned for over twenty years. We obtained interior building permits and are currently renovating both units with plans to live in one unit and rent the other. As long-time DC residents (Mike is a DC native and Farrah a resident for nearly 10 years), we are excited to build our new home in the heart of the city.

There is already a small addition to the back of the house on the ground floor, and are proposing to 1) extend the primary bedroom on the second floor about 5 feet to match the ground floor; and 2) build a modest roof deck. Doing this will increase the square footage of the unit we plan to live in from about 800 to 850 square feet, and add usable outdoor space. Nearly every neighboring home already has at least one deck or roof deck, and several have decks on each of 3-4 levels. The project will not expand the footprint of the house, and the deck will not be visible from the street.