

TAB F

June 9, 2016

Attn: Marnique Heath, Chairperson
Board of Zoning Adjustment
DC Office of Zoning
441 4th Street NW Suite 2005
Washington, DC 20001
(202) 727-6311

Dear Chairperson Heath,

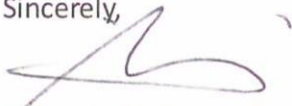
I am a real estate professional with Compass and I specialize in the Washington, D.C. residential real estate market. Prior to joining Compass, I worked for Sotheby's, and I have 28 years of experience in all. In addition to having expertise in the D.C. residential real estate market generally, I am also well-acquainted with the property at 1735 Fraser Court NW, having served as the broker for the property while it was on the market.

As the former broker for the property, I understand the challenges associated with having a house of this size with only two bedrooms. While I was serving as the broker, two separate potential buyers who expressed a strong interest in the property ultimately decided not to purchase because of the low number of bedrooms and the problems associated with trying to add more bedrooms to the existing building.

More generally, as a residential broker in D.C., I can attest to how unusual it is for a property of this size to provide only two bedrooms and that this significantly limits the range of potential purchasers who would be interested in such a property. While it is my understanding that the applicant in this case, David Helfrich, with whom I am well acquainted, does not intend to sell the property but rather to live and raise his family there, this does not detract from the fact that the property is very unusual in the number of bedrooms provided, relative to the size of the home.

To summarize, in my professional opinion, the data shows that the home is extremely unusual in providing only two bedrooms, given the home's size, and the property presents significant challenges because of this issue and because of the preservation limitations on the property that make it more difficult to add a third bedroom within the existing space.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alex Venditti', with a stylized flourish at the end.

Alex Venditti