

TAB C

June 17, 2016

Attn: Marnique Heath, Chairperson

Board of Zoning Adjustment

D.C. Office of Zoning

441 4th Street NW Suite 2005

Washington, DC 20001

(202) 727-6311

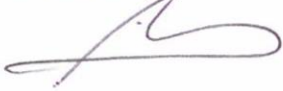
Dear Chairperson Heath and Members of the Board,

As a supplement to my testimony at the hearing on June 14, I would like to provide my professional opinion, as an experienced real estate agent in Washington, D.C., regarding the proposal to install two separate elevators in the house at 1735 Fraser Court NW. Having two separate elevators would create additional challenges for the marketability and maintenance of this property. I have reviewed the updated plans created by Tim Clites, and the location of the two elevators would create an awkward layout and substantially increase the maintenance costs of the house by doubling the operating and repair needs of two elevators. Locating two elevators so close together creates a layout that most home buyers would find awkward, difficult to maneuver, congested, and unappealing — definitely a factor they would count against the property in trying to decide whether to purchase.

As I discussed in my testimony at the hearing, this home already faces significant challenges due to its size, layout, and location in an alley, as well as the financial obligations associated with preserving the home in a way that legally complies with the strict terms of the conservation easement held by the L'Enfant Trust. Because of this, the home was very difficult to market when I served as the realtor, and we had to reduce the purchase

price several times, still to no avail. Installing two different elevators, with the resulting unworkable layout and associated maintenance costs, would only further burden the home, making it even more difficult to market in the future and thus more difficult to preserve in the long term.

Sincerely,

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

Alex Venditti