

May 9, 2016

Case: 19262

The Board of Zoning Adjustment (BZA)  
441 4<sup>th</sup> St. NW #200  
Washington, DC 20001

Re: Burden of Proof - Variance  
Lot 2057 in square 0134  
1800 R Street, NW # C-6  
(1<sup>st</sup> floor)  
zoned: DC/Sp-1

### Burden of Proof

1800 R St., NW #C-6 has been on the market as a rental for 268 days and there has been no success.

In addition to this- paid over \$975 per month from 9/1/2014-3/1/2015 = \$6,825 in staging fees to assist in potentially finding a buyer.

It has been on the market for sale for 387 days. Although we have accepted an offer- the listing was kept active and have received no offers.

We have received inquiries, but based on size (365 square feet) and the fact there are no windows which have proven difficulty in finding new owners. It takes a specific type business to make use of this space. The demand for a buyer has been very low.