

Hello Jonathan:

Please find attached the requested pictures for 1724 North Capitol Street NW, Case 19887. As previously stated, the property was purchased to be used for commercial purposes. I have been in this community for over 20 years and the ground floor and first floor have always been used for commercial uses. The latest uses being a restaurant on the ground floor and a hairdresser on the first floor. The pictures submitted show the building as purchased with no indication that it was being used as a residence as there are no bedrooms, kitchen or full bathrooms.

The ground floor and the first floor are necessary to make the restaurant work. DCRA fire code require that two exits be provided for customers. The ground floor has the front entrance/exit and a rear exit. The rear of the ground floor is where the kitchen is located and has an exit but is not considered an exit for customers. As shown in the pictures, there is a front and rear exit from the second floor which would meet the requirement to have 2 customer exits. If the second floor was not permitted to be a part of the restaurant a second exit would have to be provided by punching out a wall of the ground floor which would result in a reduction in the space for customers as well as an additional cost which we are not able to afford.

I have been operating my restaurant in this community for 20 years and the business has outgrown the space to where we now employ 8 persons and the space is currently inadequate to serve our customers. The lease at our current location expires in a few months and if we are not able to use the space that we purchased, some of our employees may be out of a job. Restricting the restaurant to the ground floor and converting this space into a residential living space would be an undue hardship upon us, the owners. It would cost us well over \$150,000 to do the conversion which we cannot afford as we purchased the building for commercial and not residential use.

Again, I'll state that our restaurant is already an integrated part of the Bloomingdale and Eckington community. I live on the second floor of the building and will continue to live there while I operate my restaurant on the lower floors. We have been a part of the community for almost 20 years, living and working in sync. Within that time, we have not gotten any complaints from any of our neighbors. Our local ANC voted to support us 9 to 0 and the Bloomingdale Civic Association voted to support us 18 to 0. If we're not allow the use in variance, us along with our eight employees will be out of a job. A job that we have worked very hard to grow for almost 20 years. This too would pose a direct undue hardship indeed.

