

Elee Wakim  
2705 11th St. NW  
Washington, D.C. 20001

July 16<sup>th</sup>, 2019

Dear Edward,

I am in the process of seeking zoning relief to allow me to renovate my property at 2705 11<sup>th</sup> Street, NW. I purchased the property in March of 2019, which, to the best of my knowledge, has been vacant since 2016. While the property was originally constructed circa 1912 as a two-unit flat, it is currently configured with as a three-unit building and has been used as such in the past. While in need of significant rehabilitation and upgrade in order to meet current Construction Codes, each dwelling unit has independent exterior access, a full bathroom, and a full kitchen.

My intent is to improve the entire structure, but not to increase either height or footprint, and make one of the dwelling units my home. Each dwelling unit would be fully renovated, and I would add two compact parking spaces at the rear of the property where none currently exist. I believe the project is in keeping with other buildings in the immediate area, including along the block, and that these improvements will greatly enhance the aesthetic quality and safety of the property, block, and surrounding neighborhood.


In writing this letter, I hope to submit this statement from you showing your support for my project, so that the Board of Zoning Adjustment can take your support into account when reviewing my application. I am happy to provide a more detailed description of my project upon your request. I am available at any time to discuss any questions you have either in-person or by phone. You can reach me at (610)-389-5300 or elee.wakim@gmail.com.

If you're willing to support my project, please fill out the requested information below and mail back in the envelope provided. Alternatively, you can write directly to the Board of Zoning Adjustment at [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov), referencing Application No. 20116.

Thanks for your time, and best wishes,



By signing below in the space provided, I am indicating my support to your project:

*Denise Benstein*  
 Signature      1436 Otis St NE, DC 20017-3013      8.5.19  
Address

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20116  
EXHIBIT NO. 40

Please see attached letter

1436 Otis Street NE  
Washington, DC 20017-3013  
August 5, 2019

Dear Miss Wakim,

We received your letter of July 16<sup>th</sup> and were very interested and pleased to hear that you intend to renovate the property at 2705 11<sup>th</sup> Street NW. The improvements will only help the neighborhood.

We are in agreement with your proposal to keep to the original footprint, adding parking (which is becoming scarce in the area) and not increasing the height of the building. The main request that we have is that you work with the DC Rodent Abatement department (I am not certain that this is the correct name) to contain the rats that may be disturbed during your work. When 2703 (not sure of the house number but it is the newest looking property near to Fairmont Street) was renovated we had a terrific problem with rats that had not existed before. If you uphold your responsibility in this matter it will be to the benefit of all parties involved – neighbors and owners. It would be best if you were to have the property inspected beforehand to identify any problems.

Please feel free to get in touch with us if you have any questions about our concerns.

Thank you.

Best wishes,



*Denise Benskin*  
Ben and Denise Benskin