STATEMENT OF JUDITH B. ITTIG AND GERARD W. ITTIG

RE: APPLICATION OF 1400 9TH ST, NW, LLC

CASE NO.:   20548

ADDRESS: 1400 9TH STREET, NW (SQUARE 366, LOT 800)

ANC: 2F

RELIEF: SPECIAL EXCEPTIONS

PROJECT: CONSTRUCTION OF 4-STORY AND REAR ADDITION TO EXISTING TWO-STORY, SEMI-DETACHED MIXED-USE BUILDING IN THE MU-4 ZONE

We are the owners and occupants of 1420 9th Street, NW, which is within 200 feet of the proposed project.

We fully support the granting of special exceptions from the lot occupancy requirements, the rear yard requirements, and the minimum parking requirements. Residential use of that building would be, in our opinion, its highest and best use.

We have owned and occupied our building since 2005. In all that time, the project address (1400 9th Street, NW) has been vacant and it has been an eyesore and blight on this neighborhood. At times, trespassers have entered the vacant building and taken up temporary residence, the exterior has been graffitied, and trash and debris have collected both inside and outside the vacant building.

The absence of parking on the building lot should not be a major concern. There is off-street parking on nearby streets, there is a public parking garage across the street on 9th Street between O and P Streets, and there is bus and Metro service within easy walking distance.

The rear yard requirements should not be considered a deterrent to this construction. Many residences in this neighborhood have very little, if any, rear yards. There are playgrounds and parks nearby.

A special exception should also be granted with respect to the lot occupancy requirements. On this block there are several buildings that are three stories above ground. On the opposite side of the street from the proposed project there is a 9-story hotel and an apartment complex of more than 8 stories. There are also two condominium buildings on the corner across from the project address that are 9 stories. In essence, the project is surrounded by much larger structures.

We respectfully request that the special exceptions be granted.