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Board of Zoning Adjustment
441 4th Street NW
Suite 200 S
Washington, D.C. 20005

February 3, 2017

BZA Appeal 19374

Dear Board Members:

We strongly oppose the BZA Appeal regarding the development of habitable cellar level space at 1514 Q Street NW.

To accept the Appellant's argument would set an incorrect and far-reaching precedent prohibiting dwelling units and living spaces on the cellar level of a building, contrary to decades of existing precedent on this matter and a countless number of successful, vital, and frequently affordable cellar level residences throughout the City.

In summary, accepting the Appellant's argument would:

1. negatively impact the future supply of affordable units, as the lowest level units are frequently the least expensive, and cellar level units are not counted in the FAR calculation;
2. convert a cellar dwelling unit into a basement unit, and thus include it within the building's maximum permitted FAR calculation and number of stories calculation, adding increased cost pressure to projects desirable to city-wide objectives already faced with serious cost hurdles;
3. overturn the Zoning Commission's recent regulations regarding Inclusionary Zoning units in cellars, and reverse years of contrary interpretation;
4. alter city-wide policy on delivery of affordable housing units.

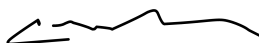
From the development community's perspective, accepting the Appellant's argument would be a significant blow to achieving the City's density objectives as set forth in the Comprehensive Plan and Zoning Code, both of which would have contemplated the consistent longstanding interpretation of the zoning regulations related to this matter.

Further, it would be a serious setback to the important work of ensuring maximum city wide opportunities to meet collective affordable housing objectives.

We strongly oppose the Appeal of this matter.

Please feel free to contact me for further comment.

Sincerely,



Robert J. Miller
President

Board of Zoning Adjustment
District of Columbia
CASE NO.19374
EXHIBIT NO.59