

February 9, 2017

Board of Zoning Adjustment
441 4th Street, NW
Suite 200S
Washington DC 20001

Re: BZA Appeal 19374

Dear Members of the Board:

We respectfully request that the Board of Zoning Adjustment deny this appeal. With all of the focus in the city on providing more housing opportunities for all segments of society; particularly affordable housing, it makes little sense for the District to adopt a policy that prevents usable cellar space in a building from being used for living space.

Several of our projects have included units on the cellar level of the building. These units are less expensive, attracting younger and less affluent persons, than the more expensive units in the upper levels. Allowing these spaces to be occupied as dwellings in desirable neighborhoods helps to provide equal housing opportunities to all residents of the District and ensures diversity in our communities.

Thank you for your consideration.

Sincerely



Charles Kehler
Principal