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Board of Zoning Adjustment

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Re: BZA Appeal 19374

Dear Board Members:

We understand that this appeal questions whether dwelling units and living spaces may be located on the cellar level of a residential building in the District. We urge the Board to issue a decision which upholds the current long-standing practice to allow dwelling units and living spaces on the cellar level.

Dwelling units on the cellar level typically rent or sell for a lower price per square foot than other units in a residential building, and allow people of lesser means an opportunity to live in neighborhoods which they otherwise might not be able to afford. Leaving such spaces vacant, rather than putting them to a productive housing use, is a terrible waste of valuable housing resources in the District. The Mayor is promoting housing opportunities across the city, and the Council deals extensively with affordable housing. The Zoning Commission has enacted significant Inclusionary Zoning regulations. The BZA should join in by protecting the continued ability to use the cellar level of residential buildings for housing.

Thank you for rejecting this appeal.

Sincerely,

Douglas Yurechko
Adams Investment Group