



January 31, 2017

Board of Zoning Adjustment
441 4th Street NW
Suite 200S
Washington, DC 20001
RE: BZA Appeal No. 19374

Dear Members of the Board:

Pecar Properties LLC wishes to register its strong opposition to BZA Appeal No. 19374. The logic behind the appeal is flawed and does not consider broader issues for DC owners and residence seeking affordable housing. The action would destroy property values and displace those currently living in cellar level units.

Since 2008 we have been actively involved in delivering high quality boutique residential projects. In every project we have utilized the cellar as permitted habitable space. These units created affordable rental and purchase options for DC residence.

By reversing our city's long history of cellar units as habitable space you will:

- Negatively impact the future supply of affordable units, as the lowest level units are typically the least expensive

- Immediately create economic hardship to cellar unit owners, while forcing tenants to seek alternative and more expensive housing options. This will increase demand for "non – cellar" units and drive prices even higher worsening our affordable housing problem.

- Overturn and unnecessarily complicate the Zoning Commission's recent regulations regarding Inclusionary Zoning units in cellars, and reverse years of contrary interpretation.

In conclusion, the public would be substantially harmed by this action and we sincerely hope that you vote in opposition.

Respectfully,

A handwritten signature in black ink that reads "Gene Pecar". The signature is fluid and cursive, with the first and last names clearly legible.

GENE PECAR, PRINCIPAL
PECAR PROPERTIES LLC
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Board of Zoning Adjustment
District of Columbia
CASE NO.19374
EXHIBIT NO.69