



February 17, 2017

bzasubmissions@dc.gov

Fred Hill, Chairman
Board of Zoning Adjustment
441 4th Street NW Room 200S
Washington DC 20001

Re: BZA Appeal 19374

Dear Chairman Hill and Members of the Board:

The purpose of this letter is to register my company's strong opposition to this appeal.

Abdo Development has contributed significantly to the housing stock in DC over the past two decades including the construction of affordable units. We strongly urge this Board to uphold the Zoning Administrator's determination regarding the use of cellar space for residential purposes. Mr. LeGrant's ruling is fully consistent with the longstanding interpretation of the regulations. He reached his conclusion after a careful and thoughtful consideration of all relevant information. As the owner has indicated, there are numerous residential buildings in DC that include units in the cellar. Some of these projects are matter of right and others have been approved by this Board or the Zoning Commission.

The Appellant view, if accepted, will result in the loss of a significant amount of housing units and cellar units are often the most affordable units in a project. As you are aware, one of the Mayor's top priorities is to increase the amount of affordable housing in the city.

The Zoning Administrator reached his conclusion after a careful and thoughtful consideration of all relevant information.

Sincerely,

Gordon Buist
Abdo Development
Chief Operating Officer