



ANTHONY WILDER

Date: June 15, 2017

ARCHITECTURE | INTERIORS | CONSTRUCTION

To: DC Board of Zoning Adjustment
441 4th Street, NW
Ste. 2QO-S
Washington, DC 20001

Regarding: Conversion of a residential unit into a restaurant
Location: 1501 9th Street NW
Lot & Square: Lot 0033 in Square 0397
Zone: MU-4

To Whom it may concern:

1. We hereby request an area variance to convert residential gross floor area into non-residential gross floor area (restaurant) that exceeds the maximum allowable permitted floor area ratio (X,1001.3a)
 - The current building owner lives in the existing two floor 2,302 square foot three bedrooms three and one half bath condo located on the third and fourth floor of the building. Based on the mortgage to purchase the building and the market rate for commercial rent generated the proposed owner would need to charge around \$15,000 a month rent for the residential condo to be sustainable.
 - The comps in the area put the market value for a condo of that square footage, number of bedrooms and bathrooms are between \$4,000 – \$4,500 a month. (see attached letter from realtor)
 - Granting the area variance will be consistent with the spirit of the MU-4 zone providing moderate-density facilities for the growing residential community in the Shaw neighborhood.
 - The proposed project will be consistent with the other neighboring buildings in terms of scale, massing and materials. It will not adversely affect light, traffic, noise, air or views of its neighbors.
 - The existing building as viewed from 9th Street shall not visually intrude upon the character, scale or pattern of the buildings along the 9th Street frontage.
 - The property is located within a block from G2, G8 and 70 Metro bus stops, two blocks from 79 and 64 Metro Bus stops and three blocks from a green and yellow line Metro stop.
2. We hereby request a special exception pursuant to C, 1500.3 (c) to allow for the construction of a penthouse stair and roof deck to serve a restaurant use (X, 901.2).
 - The penthouse stair and roof would serve the guests of the restaurant on the second and third floors of 1501 9th street.
 - The proposed project will include the penthouse addition of approximately eight feet ten inches by twenty-four feet three inches extending the existing stair well at the

Board of Zoning Adjustment
District of Columbia
CASE NO.19567
EXHIBIT NO.10



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rear of the building that serves the existing first and second floor commercial spaces to the roof. This will allow for proper egress of the top two floors and roof.

Thank you for your consideration of the Variance and Special Exception from the current zoning regulations.

Sincerely,

George Bott, Authorized agent for the Property Owner: Aung Myint
Anthony Wilder Design Build
7913 MacArthur Blvd
Cabin John, MD 20818
Work: 301-907-0100 ex 119



May 5, 2017

Re: 1501 9th St.,NW
Washington, DC 20001



To Whom It May Concern:

As a licensed Realtor and certified rental specialist, this rental property should yield a monthly rent of \$4,000. This is based largely on square footage, number of bedrooms and bathrooms, location and proximity to Metro. If this unit had parking, which it doesn't, I would suggest a monthly rent of \$4,500.

For your consideration, I've included all 3 bedroom/3 bathroom rental properties in NW dating back to January of 2017. The most expensive listing is a penthouse in Woodley Park which has been on the market 101 days for \$9,731, parking is available for additional rent. In searching back to January of 2016, the most expensive listing was a penthouse located in the Residences at the Ritz Carlton for \$12,500 which included 2 garage parking spaces. Both of these properties are located in established buildings with numerous amenities not available in the subject property above.

Please don't hesitate to contact me with any questions or for further information.

Meghan M. Crowley
Re/Max Town Center
301.637.9762 office
202.744.3856 cell
meghanmcrowley@aol.com
Licensed in MD & DC

05/05/17	  	17	Res	Rntd	Standard	DC9775482	1622 34th St Nw	\$5,800	3	3	1	3	1	0	Yes	0.036	117	115	Georgetow
05/05/17	  	14	Res	Rntd	Standard	DC9918161	2701 O St Nw	\$5,500	3	3	1	3	0	0	Yes	0.026	117	4	Georgetow
05/05/17	  	29	Res	Rntd	Standard	DC9748667	2800 Calvert St Nw	\$5,500	3	3	1	2	1	0	Yes	0.272	65	239	Massachus Avenue He
05/05/17	  	16	Res	Rntd	Standard	DC9844195	2619 Garfield St NW #Ph	\$5,200	3	3	0	2	0	0	No	0	109	8	Garfield
05/05/17			Res	Act	Standard	DC9906939	3644 13th St Nw	\$5,000	3	3	0	3	0	0	Yes	0.049	109	68	Columbia I
05/05/17	  	28	Res	Rntd	Standard	DC9875999	3714 Massachusetts Ave Nw	\$4,950	3	3	0	3	1	2	Yes	0.069	89	55	Observato
05/05/17	  	20	Res	Rntd	Standard	DC9846331	5354 43rd St Nw	\$4,800	3	3	1	4	1	2	No	0.024	18	36	Chevy Cha
05/05/17	  	20	Res	Rntd	Standard	DC9843177	2212 38th St Nw	\$4,750	3	3	1	3	0	0	Yes	0.047	86	42	Glover Par
05/05/17	  	24	Res	Rntd	Standard	DC9917408	2101 Huidekoper Pl Nw	\$4,650	3	3	0	3	1	0	Yes	0.039	81	10	Glover Par
05/05/17	  	18	Res	Act	Standard	DC9930809	4443 Westover Pl Nw	\$4,600	3	3	2	4	1	0	No	0.022	34	45	Wesley He
05/05/17	  	2	Res	Rntd	Standard	DC9894793	4309 45th St Nw	\$4,600	3	3	0	3	1	0	Yes	0.105	80	21	American Park
05/05/17	  	11	Res	Wdrn	Standard	DC9898965	4358 Westover Pl Nw	\$4,500	3	3	1	4	0	0	Yes	0.023	38	63	Wesley He
05/05/17	  	17	Res	Rntd	Standard	DC9831190	4509 43rd Pl Nw	\$4,500	3	3	0	3	2	1	Yes	0.103	72	39	American Park
05/05/17	  	23	Res	Rntd	Standard	DC9804233	1132 6th St NW #3	\$4,500	3	3	0	2	0	0	No	0	100	46	Shaw
05/05/17	  	11	Res	Rntd	Standard	DC9728629	4366 Westover Pl Nw	\$4,400	3	3	1	4	1	0	Yes	0.026	38	299	Wesley He
05/05/17	  	19	Res	Rntd	Standard	DC9702302	4333 Van Ness St Nw	\$4,250	3	3	1	3	2	0	Yes	0.11	77	196	American Park
05/05/17	  	30	Res	Rntd	Standard	DC9810709	2902 Upton St Nw	\$4,200	3	3	1	3	1	0	Yes	0.097	61	184	Forest Hill
05/05/17			Res	Rntd	Standard	DC9877693	1801 Taylor St Nw	\$4,000	3	3	0	2	1	1	Yes	0.125	58	10	Crestwood
05/05/17	  	21	Res	Rntd	Standard	DC9861372	2106 12th Place Nw	\$4,000	3	3	1	3	1	1	No	0.014	16	17	Old City #
05/05/17	  	30	Res	Rntd	Standard	DC9823659	5364 43rd St Nw	\$3,995	3	3	1	4	1	1	Yes	0.019	18	61	Chevy Cha
05/05/17	  	29	Res	Rntd	Standard	DC9790471	4114 Fessenden St Nw	\$3,900	3	3	0	3	0	1	Yes	0.083	99	101	Chevy Cha